



## 973 Midtown Avenue Airdrie Alberta

\$649,000

Why wait for new construction? This home offers the fresh, modern feel of new--without the delays, dust, or dirt. Fully landscaped, mostly fenced with window coverings for immediate enjoyment. Offering 3-bedroom, 2.5-baths located on a dead end road in the desirable Midtown community in Airdrie. Perfectly situated to easily access a variety of amenities, diverse parks, green spaces, and picturesque walking trails, with a tranquil POND NEARBY. What sets it apart from others: fronts a green space and BACKS a beautiful GREENBELT & STREAM allowing you to balance City life while taking in nature right off your SOUTH FACING BACK DECK. Inside, you'll find 9' ceilings, high-end SMART APPLIANCES, including a GAS STOVE with an air fryer. The kitchen is complete with stainless steel appliances, a CENTRAL ISLAND and an OVERSIZED CORNER PANTRY to accommodate your Costco haul. The laundry is currently located in the basement but there is optional hook-ups on the upper level should that be a buyers preference. The inviting living room features a stunning STONE ACCENT WALL with an electric fireplace and hearth, creating the coziest atmosphere. Upstairs, you'll be greeted by a central BONUS/FAMILY ROOM which allows for a winged bedroom design for additional privacy. The spacious primary bedroom's ensuite has dual sinks, a CENTRAL VANITY, and a large walk-in closet. The two additional bedrooms are generously sized, each with its own WALK-IN-CLOSETS. PROJECTOR & SCREEN (negotiable)! Several rooms/closets have auto-sensor lights for your added convenience. The SOUTH FACING back deck is complete with vinyl capping, offering a great outdoor space to enjoy the sunshine, and has stairs to lead you down to the fully accessible yard with garden boxes for you to enjoy. The basement is unspoiled, with high ceilings and awaits your development ideas. Don't miss your chance to own this beautifu...

2pc Bathroom 5.08 Ft x 5.17 Ft

Dining room 10.92 Ft x 9.67 Ft

Kitchen 10.92 Ft x 11.92 Ft

Living room 12.17 Ft x 14.92 Ft

Bedroom 12.42 Ft x 12.75 Ft

Primary Bedroom 12.08 Ft x 15.25 Ft

Family room 14.58 Ft x 13.25 Ft

Office 9.00 Ft x 6.50 Ft

4pc Bathroom 8.92 Ft x 6.50 Ft

4pc Bathroom 10.50 Ft x 8.00 Ft

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Listing Presented By:



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