

# \$829,900 - 1313 Midtown Road Sw, Airdrie

MLS® #A2200480

**\$829,900**

4 Bedroom, 3.00 Bathroom, 2,133 sqft

Residential on 0.01 Acres

Midtown, Airdrie, Alberta

Brand-new, never-lived-in quick possession home in Midtown, Airdrie! Built by Shane Homes, this stunning Solara floor plan offers 4 bedrooms and 3 full bathrooms, including a main floor bedroom and 3-piece bath—perfect for multi-generational living. The modern chef™s kitchen features built-in stainless steel appliances, quartz countertops, and a chimney-style hood fan, complemented by a separate spice kitchen with a gas cooktop. Enjoy 9™ ceilings on the main floor and basement, stylish LVP flooring throughout, and tile in the laundry and bathrooms. The primary suite is a true retreat with a 5-piece ensuite featuring a double vanity, stand-in shower, and soaker tub. The undeveloped basement with side entry offers endless possibilities. Relax on the veranda front porch or in the backyard, which backs onto a playground and green space. Conveniently located near schools, shopping centers, and major roadways including Highway 2 and Veterans Boulevard for easy commuting. Don™t miss this exceptional opportunity!

Built in 2025

## Essential Information

MLS® #                   A2200480

Price                     \$829,900

Bedrooms             4



Bathrooms	3.00
Full Baths	3
Square Footage	2,133
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1313 Midtown Road Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5M9

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad, On Street
# of Garages	2

### **Interior**

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Master Downstairs
Appliances	Built-In Electric Range, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Decorative
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	28
Zoning	R1-U

### **Listing Details**

Listing Office	Royal LePage METRO
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