# \$550,000 - 248 Midyard Lane Sw, Airdrie

MLS® #A2216898

# \$550,000

3 Bedroom, 4.00 Bathroom, 1,540 sqft Residential on 0.05 Acres

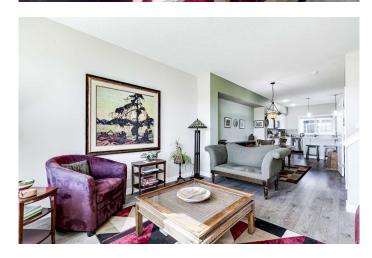
Midtown, Airdrie, Alberta

# \*\*\*OPEN HOUSE SUNDAY 1-3 \*\*\*\*\*

Welcome to this incredible, low-maintenance and energy-efficient home. This stylish 2-storey townhome with no condo fees offers uninterrupted views of Midtown Park and the lake. Thoughtfully designed by the original owners, the layout emphasizes both comfort and modern living. The main floor showcases 9-foot ceilings and an inviting open-concept layout featuring spacious living and dining areas. The gourmet kitchen is a chef's dream, equipped with a large island, granite countertops, stainless steel appliances, a pantry, and ample cabinetry. A convenient 2-piece bathroom and generous rear foyer complete this level. Upstairs, the serene and oversized primary suite is a true retreat, easily accommodating a king-size bed with extra space for a sitting area or den. It also boasts a walk-in closet and a 4-piece ensuite. The large second bedroom features its own walk-in closet, a private 3-piece ensuite, and a recessed balcony with picturesque lake viewsâ€"perfect for enjoying your morning coffee or watching the sunrise. Upstairs laundry adds to the convenience. The professionally finished basement extends your living space with a massive family/rec room, a spacious third bedroom with a walk-in closet, and another full 4-piece bathroom. Outside, the low-maintenance backyard includes a patio area and a double detached garage. Ideally situated in the heart of Midtown Airdrie, this home is just steps from scenic green spaces,







walking trails, and the tranquil lake. All this serenity comes with the convenience of nearby shopping, dining, schools, and amenities. A rare opportunity to own a unique, spacious lakefront property in one of Airdrie's most desirable communities.

#### Built in 2017

### **Essential Information**

MLS® # A2216898 Price \$550,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,540 Acres 0.05 Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 248 Midyard Lane Sw

Subdivision Midtown
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 4E1

# **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Low Maintenance Landscape, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 3

Zoning DC-43

# **Listing Details**

Listing Office eXp Realty

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