

# \$599,900 - 248 Midyard Lane Sw, Airdrie

MLS® #A2196658

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,543 sqft

Residential on 0.05 Acres

Midtown, Airdrie, Alberta

This stunning 2-storey townhome with NO CONDO FEES offers breathtaking, unobstructed views of Midtown Lake and a layout designed for comfort and style. The main floor features 9-ft ceilings, upgraded vinyl plank flooring, a spacious open-concept living and dining area, and a gourmet kitchen with a large island, granite countertops, stainless steel appliances, a pantry, and ample cabinet space. A convenient 2-piece bath and a generous back foyer complete this level. Upstairs, the primary suite is a true retreat, boasting a sitting area, walk-in closet, and luxurious 4-piece ensuite. The second bedroom offers its own private 3-piece ensuite and a balcony overlooking the lake—the perfect spot to enjoy your morning coffee. Upstairs laundry adds convenience. The fully finished basement expands your living space with a huge family/rec room, third bedroom, and additional 4-piece bath. Outside, the low-maintenance backyard includes a patio and double detached garage. Located in the heart of Midtown Airdrie, this home sits directly across from lush green space, walking paths, and the stunning lake. Enjoy a peaceful urban oasis while being just minutes from shopping, dining, schools, and amenities. This is a rare opportunity to own a prime lakefront home in one of Airdrie's most sought-after communities—do not hesitate to call your Realtor today to set up your viewing.

Built in 2017



## Essential Information

MLS® #	A2196658
Price	\$599,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,543
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 4W1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 23rd, 2025
Days on Market	29
Zoning	DC-43

### **Listing Details**

Listing Office	Royal LePage Mission Real Estate
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