



748 Midtown Drive SW
Airdrie, Alberta

MLS # A2311927



\$819,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,691 sq.ft.	Age:	2020 (6 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Walk-In Closet(s)		

Inclusions: Refrigerator in the basement

PRICE REDUCTION!!! Welcome to this incredible, thoughtfully designed Shane Custom-Built Home with over 3870 plus sq ft of developed living space in the heart of Airdrie in the community of Midtown, offering unparalleled versatility and refined living space. Designed to adapt to your family's every need. This home blends work, rest, and play with absolute ease. Main Level: Step inside to a bright and inviting open-concept main floor. This level features a highly desirable main-floor bedroom paired with a full 3-piece bathroom with a tiled shower —perfect for elderly parents, guests, or a convenient private den. The heart of the home seamlessly connects the living, dining, and kitchen areas with Center Island, quartz countertops white MDF cabinets with high-end stainless-steel appliances that comes with separate stove top, oven, microwave, fridge and a dishwasher offering an ideal space for entertaining. Upper Level: Retreat upstairs to a sprawling family haven. This level boasts four generously sized bedrooms, including a beautiful primary retreat (ensuite comes with a soaker tub, tiled shower, walk-in closet, and vanity), a large bonus room and a dedicated laundry room with abundant storage. Additionally, a standout feature of this home is the large upper-level office/flex space with quartz countertop and white cabinetry —perfect for a quiet work-from-home environment, a home-schooling hub, or a library. Lower Level: The fully finished basement maximizes your living space and is perfect for teens, extended family, or long-term visitors. It features two additional bedrooms and a full 3-piece bathroom, alongside a spacious recreation area or media room. Features & Location: Total Bedrooms: 7 Total Bathrooms: 4 Full Key Highlights: Upper-level home office, rare main-floor bedroom & bath, fully developed basement, and ample

storage. Community: Situated in one of Airdrie's desirable neighborhoods, you are just minutes away from local schools, parks, shopping, and major transit. Don't miss out on this rare, expansive floorplan with central Air Conditioner. Also this house comes with a water softener and dechlorinator installed by the builder and a dual zone furnace with two heat controls and includes a smart home package that includes doorbell camera, Yale Smart Lock, MyQ Garage opener, Nest Thermostats, Samsung Smart hub, dimmer lights & switches along with two Google Nest devices. This home also comes with an upgraded lighting package with pot lights, recessed LED's and high-end light fixtures. Book your private viewing today on REALTOR.ca or contact your local Calgary real estate professional to experience this exceptional property firsthand.