

## 78 Midtown Boulevard SW Airdrie, Alberta

**MLS # A2219119**



# \$655,000

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-42
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** Hot Tub

-----OPEN HOUSE Sunday from 2-5 PM (May 25th)-----Welcome to 78 Midtown Boulevard SW! Welcome to this meticulously maintained home where pride of ownership is evident from the moment you step in. The perfect open-concept layout welcomes you with new laminate flooring (2022) and abundant natural light coming through the numerous windows. The heart of the home features a stunning kitchen equipped with stainless steel appliances, a beautiful backsplash, and a convenient pantry. The showstopper is the spacious island with extensive storage and an inviting breakfast bar, perfect for casual dining. The sun-filled living room creates a warm and inviting atmosphere, while a practical half bath completes the main floor. Ascending to the upper level, you'll discover the primary bedroom bathed in natural light from multiple windows, featuring an ensuite bathroom and a walk-in closet. Two additional spacious bedrooms share a full bathroom, and the upstairs laundry adds convenience to daily living. All upper floor boasts newly installed carpeting (April 2025). Step outside to your private oasis. Just imagine hosting summer barbecues all the time. If you do not believe me, look at the pictures! A beautiful deck leads to a stunning stamped concrete pad adorned with an elegant pergola &ndash;. The 2022-installed hot tub has been thoughtfully positioned for optimal privacy. The landscaped front yard welcomes you with a spacious veranda, ideal for morning coffee moments. The property features a newer garage (built 2019) with an extra-high door, perfect for truck owners, while the corner lot positioning provides extended yard space and additional windows for better natural lighting throughout the home. Easy access to main roads and steps away from Gas-Station, Tim Hortons, Schools, Pathways, Playgrounds and Midtown Lake. Book your viewing today!