

**78 Midtown Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2253345**



**\$599,900**

<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, Parking Pad, RV Access/Parking, Stall		
<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, Ceramic Tile, 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>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

\*\*\*\* OPEN HOUSE Saturday from 3-5 PM ( Sept 13) \*\*\*. The most beautiful and well maintained detached home in Airdrie! . This CORNER LOT home has a perfect open-concept layout that welcomes you with new laminate flooring (2022) and abundant natural light coming through the numerous windows. This SHANE HOME is located in a Corner-Lot, providing more windows and more yard space on the side of the house. The heart of the home features a stunning kitchen equipped with stainless steel appliances, a beautiful backsplash, a huge ISLAND and a convenient pantry. A practical half bath completes the main floor. Ascending to the upper level, you'll discover the primary bedroom bathed in natural light, featuring an ensuite bathroom and a walk-in closet. Two additional spacious bedrooms with their own WALK-IN CLOSETS share a full bathroom, and the upstairs laundry adds convenience to daily living. All upper floor boasts newly installed carpeting (April 2025). The basement is UNFINISHED, equipped with 2 egress windows and rough-in for a bathroom. Developing the basement and adding 2 more bedroom could be easily done and a great investment! -----Step outside to your private oasis. A beautiful deck leads to a stunning stamped concrete pad adorned with a pergola &ndash;. There is a concrete slab perfect to install a Hot Tub (Hot Tub not included, the electrical work has been done already) or use that area as a RV PARKING, the gate to the spacious alley is already there! The landscaped front yard welcomes you with a spacious veranda. 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. Easy access to main roads and steps away from Gas-Station, Clinic, Tim Hortons, Schools, Pathways, Playgrounds and

Midtown Lake. BOOK YOUR VIEWING TODAY