

## 112 Midtown Close SW Airdrie, Alberta

**MLS # A2268751**



**\$559,900**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-42
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

**4 BEDROOMS + DEN | 3.5 BATHS | FRONT ATTACHED GARAGE | ILLEGAL BASEMENT SUITE | HIGH-END FINISHES | PRIME LOCATION** | Welcome to this stunning and exceptionally maintained front garage duplex in the sought-after community of Midtown, Airdrie. This beautiful home showcases a modern design, high-end finishes, and a functional layout perfect for families, professionals or investors. With a total of 4 bedrooms plus a den and 3.5 bathrooms, this property offers exceptional comfort, versatility, and value. The main floor features a bright and open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for entertaining or everyday family life. The elegant kitchen is a true highlight, complete with stainless steel appliances, ceiling-height cabinetry, quartz countertops, and a large island that provides additional workspace and seating. A cozy living room invites relaxation, while the dining area opens to a fully fenced and landscaped backyard with a deck and BBQ gas line, ideal for summer gatherings. A convenient half bathroom completes the main floor. Upstairs, you’ll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet and private ensuite bathroom. Two additional bedrooms share a full bath, and the upstairs laundry adds everyday convenience. The upper level offers a versatile layout perfect for growing families. The basement is fully developed with an illegal suite featuring a separate side entry, large living area, modern kitchen, bedroom plus den, and a full bathroom. This space is currently rented, making it an ideal mortgage helper or a perfect setup for extended family. Located in a quiet and family-friendly area, this home is just steps away from parks, walking trails, schools, and essential amenities such as Co-op Gas, Tim Hortons, and shopping. With

8 years of new home warranty remaining, this property offers both peace of mind and exceptional value. Move-in ready and waiting for you—schedule your private viewing today!