

**908 Midtown Avenue SW**  
**Airdrie, Alberta**

**MLS # A2289603**



**\$680,000**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,332 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn, Street Lighting, Yard Drainage		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this beautifully upgraded home offering 2,331 sq. ft. of refined living space, complete with a double-car garage, four upper-level bedrooms, a versatile main-floor office, and a fully landscaped, fenced yard. Situated on a quiet no-through street, the property showcases a distinctive exterior and high-end interior finishes throughout, including air conditioning. The home features white shaker-style kitchen cabinetry, quartz countertops, and a large central island. Premium built-in stainless steel appliances and a walk-in pantry complete this gourmet kitchen. The open-concept family room is ideal for entertaining family and friends, while the dining area opens onto a raised deck overlooking a beautifully finished yard with a striking fence. The bright living room offers an oversized window and a cozy, child-safe ledgestone fireplace with cool-to-the-touch glass. Durable hand-scraped laminate flooring runs throughout the main floor &mdash; perfect for busy households. A standout feature is the enclosed main-floor office with etched-glass French doors, providing a private workspace. A tiled mudroom off the garage adds practical storage, including a full closet for organized family living. Upstairs, four spacious bedrooms with 9-foot ceilings are complemented by a central bonus room with vaulted ceilings &mdash; an ideal secondary living space. The 5-piece main bathroom includes dual sinks and a tub/shower combination. The secluded primary bedroom features a designer feature wall, walk-in closet, and a spa-inspired ensuite with a 6-foot soaker tub, separate shower, and dual quartz vanities. The open basement offers excellent potential, providing ample room for storage, a home gym, or a play area for the kids.