

**409 Midtown Parkway SW**  
**Airdrie, Alberta**

**MLS # A2308913**



**\$550,000**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,533 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Lands		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-42
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Above grade planter beside garage

Welcome home to this Stunning duplex with waterfront views, located in the desirable and sought after community of Midtown, in the heart of Airdrie. On your arrival you are greeted by an east facing veranda, overlooking Midtown Lake, and is the perfect place to sit and watch the amazing sunrises. Upon entering the home you are greeted with a spacious living room, boasting large windows, flooded with natural light and 9 foot ceilings. The kitchen is centrally located with an open floor plan. There are an abundance of cabinets, a large island, stainless steel appliances and granite countertops. The adjoining dining room is generous in size, well lit with several large windows and perfect for both intimate dining experiences as well as entertaining larger groups. The main level is complete with a half bath, a mudroom and double pantry. The wide staircase takes you upstairs to 2 generous secondary bedrooms, a 4-piece main bathroom and the convenience of upstairs laundry. Your oversized master retreat has plenty of windows that overlook the water and the central promenade and is accompanied by a huge walk-in closet and a four piece ensuite master bath with double sinks, a large walk in shower and a separate water closet. There is a built in speaker system for streaming your favorite music and a video doorbell for screening unwanted guests. The lower level has a half bathroom and a massive open concept awaiting your future designs. The backyard is west facing, flooded with sunlight and boasts a fully fenced private yard to retreat for your evening relaxation and enjoyment. The stamped concrete rear patio reaches all the way to your double detached (and drywall & insulated) garage, and it is the perfect place to gather with friends and family, or to bar-b-que with your natural gas line to your favorite grill. There are also keyless entry pads at the front and rear

doors of the home and a natural gas line to the range for future gas cooking options. Centrally located, you're close to the water, pathways, parks, schools, shopping and transit. Call your favorite Realtor today and schedule your private showing and find out why Midtown living is right for you too.