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34 Midtown Crossing SW
Airdrie, Alberta

MLS # A2350209



$625,000

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: closets in office and 4th bedroom

Welcome to this exceptional detached home in the highly sought-after community of Midtown, Airdrie, where modern design, functionality, and comfortable family living come together beautifully. Offering 4 bedrooms, 2.5 bathrooms, contemporary finishes, and an inviting open-concept layout, this home is thoughtfully designed for both everyday living and effortless entertaining. Step inside to a bright and welcoming main floor featuring durable luxury vinyl plank flooring throughout. A versatile flex room offers the perfect space for a home office, study, playroom, or quiet retreat—providing a dedicated area to keep work, toys, or daily activities organized. The open-concept design flows seamlessly into the heart of the home: a stunning modern kitchen featuring sleek cabinetry, premium countertops, and quality appliances. Overlooking the dining area and spacious living room, the kitchen creates an ideal gathering space for entertaining friends or enjoying relaxed family evenings. Upstairs, you'll find three generously sized bedrooms, two full bathrooms, and a spacious bonus room that offers even more flexibility for your lifestyle. The primary suite is a true retreat, featuring a walk-in closet and a luxurious 4-piece ensuite designed for comfort and relaxation. The full unfinished basement provides a blank canvas ready for your future plans. Whether you envision a home theatre, gym, recreation room, additional living space, or a combination of it all, the possibilities are endless. Outside, enjoy the convenience of a spacious 21' x 20' double detached garage, offering ample parking and storage. The rear deck, complete with a BBQ gas line, is perfect for summer gatherings, outdoor dining, and relaxing evenings. Beyond the home, enjoy everything that makes Midtown such a desirable place to live. Designed with walkability and connection in mind, the

community features a beautiful central pond and promenade, scenic pathways, green spaces, and a family-friendly playground. Residents enjoy convenient access to nearby Nose Creek Park and its extensive pathways and outdoor spaces, while everyday amenities including restaurants, coffee shops, grocery options, retail, and essential services are just minutes away. Offering the perfect blend of modern living, family-friendly amenities, green space, and everyday convenience, this Midtown home is an opportunity you won't want to miss. Schedule your private viewing today and discover why Midtown is one of Airdrie's most desirable communities!

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