



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

1102 Midtown Avenue SW
Airdrie, Alberta

MLS # A2239010



\$869,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,783 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning brand-new detached home located in the vibrant community of Midtown, Airdrie, just steps away from scenic ponds, walking paths, and green space. Spanning 2,782 square feet, this home showcases thoughtful design and luxurious upgrades throughout. Step into a grand open-to-below foyer and be impressed by the elegant finishes, including luxury vinyl plank flooring, 8-foot doors on the main floor, upgraded tiles, and a beautifully designed media niche with a feature wall fireplace. The main floor features a versatile office/bedroom alongside a full bathroom with a standing shower, perfect for guests or multi-generational living. The chef's kitchen is a dream, boasting upgraded appliances, soft-close cabinetry, an upgraded spice kitchen, pot lights, and upgraded lighting throughout. A glass-railed deck off the dining area adds to the charm, perfect for entertaining. Upstairs, you'll find two spacious primary bedrooms, each with their own upgraded ensuite bathrooms and walk-in closets featuring custom MDF shelving. The luxurious main primary ensuite includes a glass shower and a jetted tub. Two additional bedrooms share a well-appointed bathroom. A bonus room offers extra living space, while the convenient upstairs laundry comes equipped with built-in cabinetry and a hand-wash sink. The unfinished basement with a separate side entrance offers endless possibilities for future development, including a potential legal suite. Located near shopping, schools, and with easy access to Deerfoot Trail, this home combines luxury, space, and unbeatable convenience. Call your favorite Realtor today to book a showing.