

# \$625,000 - 78 Midtown Boulevard Sw, Airdrie

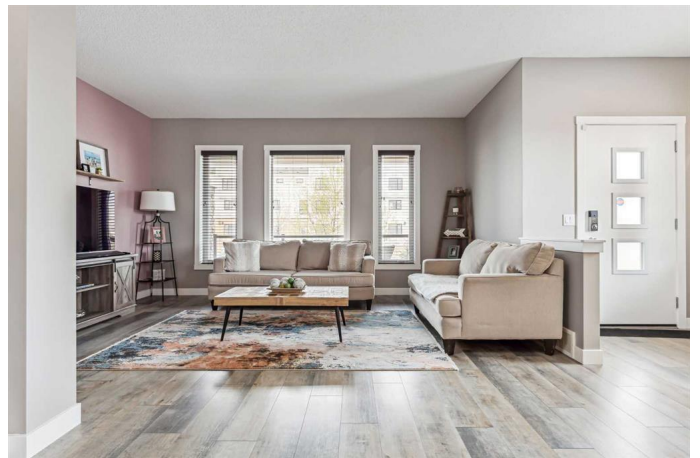
MLS® #A2235714

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,623 sqft  
Residential on 0.09 Acres

Midtown, Airdrie, Alberta

Welcome to 78 Midtown Boulevard SW!  
Welcome to this meticulously maintained home built by SHANE HOMES. The perfect open-concept layout welcomes you with new laminate flooring (2022) and abundant natural light coming through the numerous windows. This home is located in a Corner-Lot, providing more windows and more yard space on the side of the house. The heart of the home features a stunning kitchen equipped with stainless steel appliances, a beautiful backsplash, a massive island and a convenient pantry. A practical half bath completes the main floor. Ascending to the upper level, you'll discover the primary bedroom bathed in natural light, featuring an ensuite bathroom and a walk-in closet. Two additional spacious bedrooms with their own walk-in closets share a full bathroom, and the upstairs laundry adds convenience to daily living. All upper floor boasts newly installed carpeting (April 2025). The basement is UNFINISHED, equipped with 2 egress windows and rough-in for a bathroom. Developing the basement and adding 2 more bedroom could be easily done and a great investment! -----Step outside to your private oasis. Just imagine having friends over for BBQs. A beautiful deck leads to a stunning stamped concrete pad adorned with a pergola â€œ. The 2022-installed HOT TUB has been thoughtfully positioned for optimal privacy, the Hot Tub could be removed and that space will be perfect for an RV Parking, the gate is



already there! The landscaped front yard welcomes you with a spacious veranda. The property features a newer garage (built 2019) with an extra-high door, perfect for truck owners, while the corner lot positioning provides extended yard space and additional windows. Easy access to main roads and steps away from Gas-Station, Tim Hortons, Schools, Pathways, Playgrounds and Midtown Lake. BOOK YOUR VIEWING TODAY!

Built in 2016

### Essential Information

MLS® #	A2235714
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,623
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	78 Midtown Boulevard Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4E5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Appliances Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Dog Run, Lighting, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Gazebo, Landscaped, Level, Low Maintenance Landscape, Private, Dog Run Fenced In, Secluded

Roof Asphalt Shingle

Construction Composite Siding, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 30th, 2025

Days on Market 6

Zoning DC-42

### Listing Details

Listing Office CIR Realty

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