\$550,000 - 248 Midyard Lane Sw, Airdrie

MLS® #A2216898

\$550,000

3 Bedroom, 4.00 Bathroom, 1,540 sqft Residential on 0.05 Acres

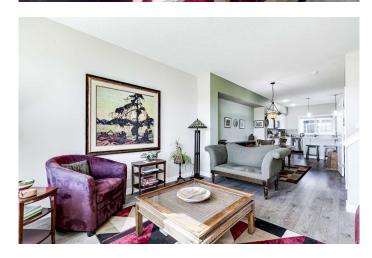
Midtown, Airdrie, Alberta

OPEN HOUSE SUNDAY 1-3 **

Welcome to this incredible, low-maintenance and energy-efficient home. This stylish 2-storey townhome with no condo fees offers uninterrupted views of Midtown Park and the lake. Thoughtfully designed by the original owners, the layout emphasizes both comfort and modern living. The main floor showcases 9-foot ceilings and an inviting open-concept layout featuring spacious living and dining areas. The gourmet kitchen is a chef's dream, equipped with a large island, granite countertops, stainless steel appliances, a pantry, and ample cabinetry. A convenient 2-piece bathroom and generous rear foyer complete this level. Upstairs, the serene and oversized primary suite is a true retreat, easily accommodating a king-size bed with extra space for a sitting area or den. It also boasts a walk-in closet and a 4-piece ensuite. The large second bedroom features its own walk-in closet, a private 3-piece ensuite, and a recessed balcony with picturesque lake viewsâ€"perfect for enjoying your morning coffee or watching the sunrise. Upstairs laundry adds to the convenience. The professionally finished basement extends your living space with a massive family/rec room, a spacious third bedroom with a walk-in closet, and another full 4-piece bathroom. Outside, the low-maintenance backyard includes a patio area and a double detached garage. Ideally situated in the heart of Midtown Airdrie, this home is just steps from scenic green spaces,







walking trails, and the tranquil lake. All this serenity comes with the convenience of nearby shopping, dining, schools, and amenities. A rare opportunity to own a unique, spacious lakefront property in one of Airdrie's most desirable communities.

Built in 2017

Essential Information

MLS® # A2216898 Price \$550,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,540 Acres 0.05 Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 248 Midyard Lane Sw

Subdivision Midtown
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 4E1

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Forced Air, Natural Gas Heating

Yes

Cooling None

Finished, Full Basement

Exterior

Has Basement

Exterior Features None

Lot Description Back Lane, Views, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed May 8th, 2025

Days on Market 14

DC-43 Zoning

Listing Details

Listing Office eXp Realty

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