

**857 Midtown Drive SW**  
**Airdrie, Alberta**

**MLS # A2252153**



**\$779,900**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,162 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Sump Pump(s), Tankless Hot Water		
<b>Inclusions:</b>	Window Coverings		

Welcome to this stunning corner-lot home in the highly sought-after community of Midtown by Shane, featuring two master bedrooms upstairs&mdash;a rare and highly desirable layout. With 2161 sqft of living space, this home offers a total of 4 bedrooms, 4 full bathrooms, and a spacious main floor den with its own ensuite, making it ideal for growing families and multi generational living. The main floor showcases an open-concept design with 9 ft ceilings, a central island, quartz countertops, stainless steel appliances including a gas cooktop and built-in microwave, plus a spacious living room with an electric fireplace. The dining area provides access to a large backyard and a deck equipped with a BBQ gas line. A versatile den/flex room with pocket door access to a full bath completes the main level. Upstairs, the primary master suite features a walk-in closet and luxurious 5-pc ensuite, while the secondary master offers its own private 3-pc ensuite. Two additional bedrooms share a full bath, and a cozy bonus room creates the perfect space for family movie nights. Conveniently, the laundry room is also located on the upper floor. The undeveloped basement comes with a separate side entry, 9 ft ceiling height offering great potential for future development. Situated in Midtown, this home is just minutes from schools, parks, pathways, a community lake, and retail amenities&mdash;combining comfort, functionality, and an unbeatable location. Call your favourite Realtor today to book a showing.