

# \$560,000 - 248 Midyard Lane Sw, Airdrie

MLS® #A2196658

**\$560,000**

3 Bedroom, 4.00 Bathroom, 1,543 sqft  
Residential on 0.05 Acres

Midtown, Airdrie, Alberta

Low maintenance, energy-efficient 2-storey townhome with NO CONDO FEES offers beautiful unobstructed views of Midtown Park and lake and layout designed for comfort and style by original owners. Main floor features 9-ft ceilings, spacious open-concept living and dining areas, gourmet kitchen with large island, granite countertops, stainless steel appliances, pantry, and lots of cabinet space. 2-piece bath and a generous back foyer complete this level. Upstairs, the huge, quiet primary suite is a true retreat that will comfortably fit your king bed, with roomy sitting/den area, walk-in closet, and 4-piece ensuite. Large second bedroom offers walk-in closet, private 3-piece ensuite and recessed balcony overlooking the lake—perfect spot to enjoy your morning coffee and watch the sunrise. Convenient upstairs laundry. Professionally finished basement expands living space with a huge family/rec room, roomy third bedroom with walk-in closet and additional 4-piece bath. Low-maintenance backyard includes patio and double detached garage. Located in the heart of Midtown Airdrie, a few steps from the front door brings you to lush green space, walking paths, and the tranquil lake. Enjoy this peaceful urban oasis just minutes from shopping, dining, schools, and amenities. A rare opportunity to own a prime, unique, spacious, lakefront home in one of Airdrie's™ most sought-after communities. Call your Realtor now to view. Priced to sell.



Built in 2017

## Essential Information

MLS® #	A2196658
Price	\$560,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,543
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 4W1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Granite Counters, No Animal Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Other  
Lot Description Back Lane, Back Yard, City Lot  
Roof Asphalt Shingle  
Construction Mixed, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed February 23rd, 2025  
Days on Market 45  
Zoning DC-43

## Listing Details

Listing Office Royal LePage Mission Real Estate

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