

# \$629,900 - 78 Midtown Boulevard Sw, Airdrie

MLS® #A2219119

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,623 sqft

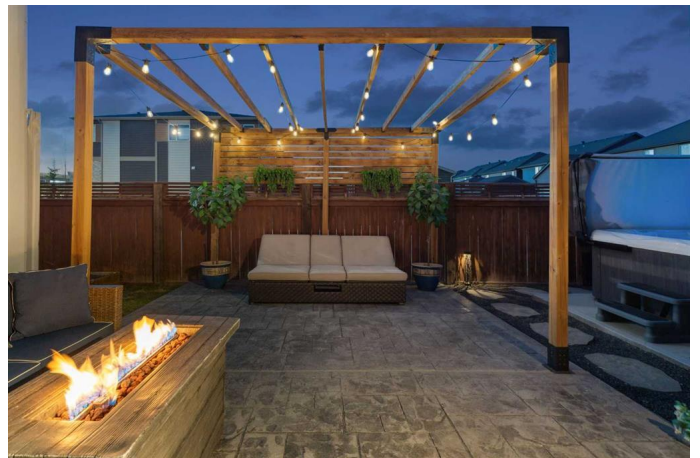
Residential on 0.09 Acres

Midtown, Airdrie, Alberta

---OPEN HOUSE Sat & Sunday from 2-4 PM (June 21 & 22nd) ---- Massive Price Adjustment! Welcome to 78 Midtown Boulevard SW! Welcome to this meticulously maintained home where pride of ownership is evident from the moment you step in. The perfect open-concept layout welcomes you with new laminate flooring (2022) and abundant natural light coming through the numerous windows. The heart of the home features a stunning kitchen equipped with stainless steel appliances, a beautiful backsplash, and a convenient pantry. The showstopper is the spacious island with extensive storage and an inviting breakfast bar, perfect for casual dining. The sun-filled living room creates a warm and inviting atmosphere, while a practical half bath completes the main floor.

Ascending to the upper level, you'll discover the primary bedroom bathed in natural light from multiple windows, featuring an ensuite bathroom and a walk-in closet. Two additional spacious bedrooms share a full bathroom, and the upstairs laundry adds convenience to daily living. All upper floor boasts newly installed carpeting (April 2025).

Step outside to your private oasis. Just imagine hosting summer barbecues all the time. If you do not believe me, look at the pictures! A beautiful deck leads to a stunning stamped concrete pad adorned with an



elegant pergola â€“. The 2022-installed hot tub has been thoughtfully positioned for optimal privacy. The landscaped front yard welcomes you with a spacious veranda, ideal for morning coffee moments. 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 for better natural lighting throughout the home. 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® #	A2219119
Price	\$629,900
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	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Gazebo, Landscaped, Level, Low Maintenance Landscape, Private, Secluded
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	45
Zoning	DC-42

## Listing Details

Listing Office	CIR Realty
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