

\$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 views—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
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	12
Zoning	DC-43

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.