

\$525,000 - 248 Midyard Lane Sw, Airdrie

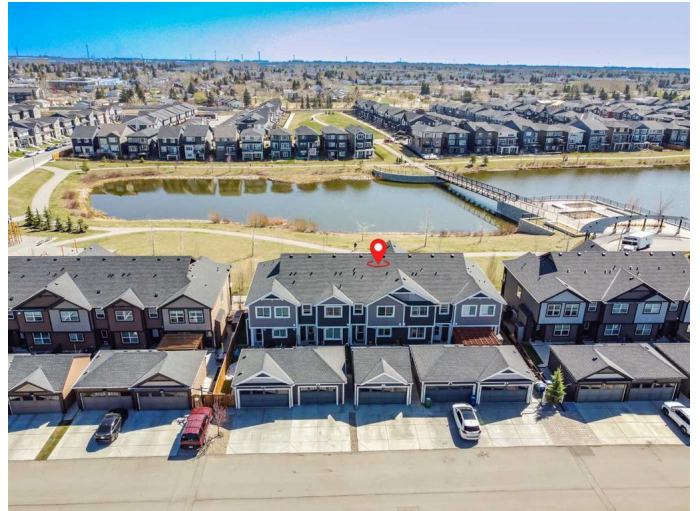
MLS® #A2225621

\$525,000

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

Midtown, Airdrie, Alberta

Modern. Stylish. Views. Welcome Home. Discover the perfect blend of contemporary design and effortless living in this beautifully appointed 2-storey townhomeâ€”with no condo fees and uninterrupted views of Midtown Park and the water. Built with care and attention to detail by the original owners, this energy-efficient, low-maintenance home is truly one of a kind. Step inside to soaring 9-foot ceilings and an open-concept main floor thatâ€™s made for both entertaining and everyday living. The spacious living and dining areas flow seamlessly into a chef-inspired kitchen, featuring a large center island, gleaming granite countertops, stainless steel appliances, a walk-in pantry, and loads of cabinetry. A stylish 2-piece powder room and a generous rear foyer add to the thoughtful layout. Upstairs, the luxurious primary suite is your personal retreatâ€”spacious enough for a king-sized bed plus a cozy sitting area or home office nook. Enjoy the large walk-in closet and a spa-like 4-piece ensuite for your daily recharge. The second bedroom is equally impressive, offering its own walk-in closet, private 3-piece ensuite, and a private recessed balcony overlooking the lakeâ€”a dreamy spot for your morning coffee or sunset wind-down. Convenient upper-level laundry completes the picture. Need more space? The professionally finished basement delivers big, with a massive family/rec room, a third large bedroom with walk-in closet, and yet another full 4-piece bathroomâ€”ideal for guests, teens, or



multigenerational living. Outside, enjoy a low-maintenance backyard with a private patio and a double detached garage. Nestled in the heart of Midtown Airdrie, youâ€™re steps from serene walking trails, lush green spaces, and the peaceful lakeâ€”yet just minutes to shopping, dining, schools, and everyday amenities. A rare opportunity to own a stylish, spacious home in one of Airdrieâ€™s most sought-after neighbourhoods. This one wonâ€™t lastâ€”come see it for yourself.

Built in 2017

Essential Information

MLS® #	A2225621
Price	\$525,000
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 29th, 2025
Days on Market 32
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.