

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

MLS® #A2225621

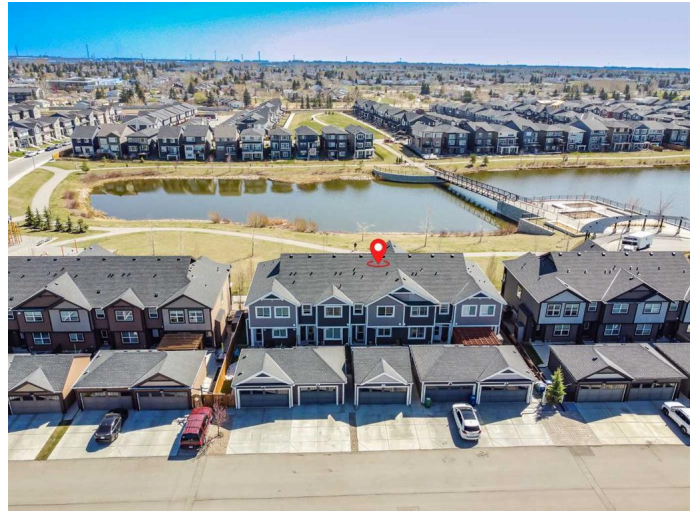
**\$525,000**

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 townhome—“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 that’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 retreat—“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 lake—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 bathroom—“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       3  
Zoning                 DC-43

### **Listing Details**

Listing Office         eXp Realty

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