

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

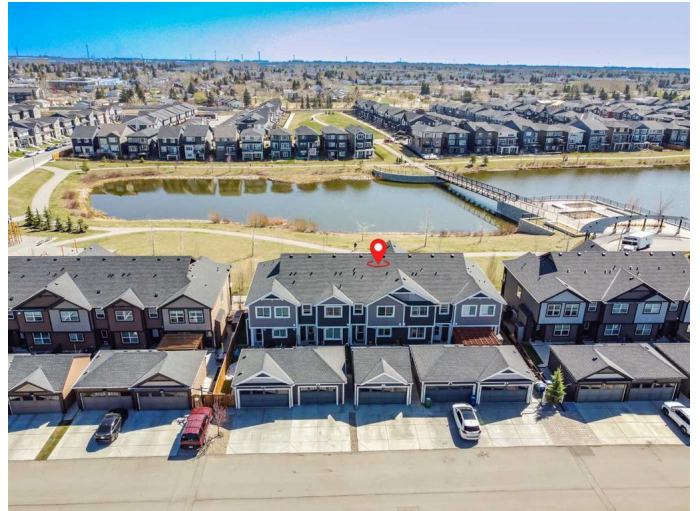
MLS® #A2225621

**\$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 18  
Zoning DC-43

### Listing Details

Listing Office eXp Realty

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