



GRASSROOTS
REALTY GROUP

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**302 Meadowbrook Bay SE
Airdrie, Alberta**

MLS # A2233014



\$565,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,625 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas, Fiber Optic
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Awesome 4 lvl split in one of Airdrie's premier neighborhoods, Meadowbrook. Recent exterior Hardi siding and some painting. This home backs South, and is on the corner of a quiet Cul-De-Sac, I in fact lived a few doors down when these homes were first built. Large backyard, deck not original, includes a shed. Close to Meadowbrook School, and Bert Church High. Inside is largely original oak trim. The basement is also finished. Add new flooring and paint, and it'll be amazing family home.