



**GRASSROOTS**  
REALTY GROUP

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**2032 Morris Road SE**  
**Airdrie, Alberta**

**MLS # A2242413**



**\$529,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Tile Counters, Vaulted Ceiling(s), Wet Bar

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Window Coverings

Discover this outstanding family home nestled in the highly desirable community of Meadowbrook, offering a perfect blend of comfort, style, and convenience. Step inside and be greeted by soaring vaulted ceilings that fill the spacious living room with an abundance of natural light. The kitchen provides plenty of cabinetry, as well as a practical breakfast bar overlooking the living area, and an adjacent dining area perfect for family meals and entertaining. The main floor features three generous bedrooms. The primary is complete with a four-piece ensuite and provides access to the balcony. The fully developed basement offers incredible versatility, featuring an exterior entrance, a large laundry area, and a den that's perfect for a home office. You'll also find a versatile rec room complete with a wet bar, optimal for entertaining or creating the ultimate family hangout space. Ideally located close to amenities, this home offers everything your family needs. Don't miss your chance to see yourself living here — call today!