



GRASSROOTS
REALTY GROUP

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1812 Meadowbrook Drive SE
Airdrie, Alberta

MLS # A2256327



\$545,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,061 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV Mount

Fully developed Bi Level in Meadowbrook, well loved by just 2 owners! Common living areas of this home are spacious, and enjoy a sunny southern exposure with laminate flooring throughout the entire main floor. Newer windows, replaced just 7 years ago. White kitchen has newer appliances. 2 large bedrooms upstairs, with a 4 piece bathroom that is attached to the primary bedroom. The lower level has a private rec. room with rough ins for a wet bar. 2 additional large bedrooms and another full 4 piece bathroom. Loads of storage including under the stairs. Covered deck with storage underneath. The 26x24 detached garage has a large attached shed, that once had a hot tub. There is also gravel parking pad on the side of the house, that could fit 2 additional vehicles. Mature trees give this home tons of privacy, the brick facade and neatly manicured add to the excellent curb appeal.