



GRASSROOTS
REALTY GROUP

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416 Meadowbrook Bay SE
Airdrie, Alberta

MLS # A2261802



\$679,900

Division:	Meadowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Garden, Landscaped		

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

Inclusions: Garage Shelving, Garden Shed

View our virtual tour!

Welcome to 416 Meadowbrook Bay SE, Airdrie. This beautifully maintained 1,843 sq. ft. 2-storey home is perfectly situated on a quiet cul-de-sac, offering peace, privacy, and unbeatable Prairie views. Backing directly onto a scenic walking/bike path, you'll enjoy year-round vistas of Alberta's rolling farmland, now alive with stunning autumn colours—and no homes directly behind you. Step inside to a warm, inviting interior featuring hardwood floors, elegant dark tile accents, and plush, meticulously kept carpets. The main floor boasts a spacious kitchen with clean white appliances, granite countertops, a tile backsplash, and plenty of natural light. Upstairs, discover three generous bedrooms, including a primary retreat with its own ensuite. The fully finished, large basement offers even more living space—complete with a bar area, a cozy wood-burning stove, and a bedroom with an egress window for safety and natural light. With 5 bedrooms, 4 bathrooms, and thoughtful updates throughout, this home is ideal for families. The front exterior offers a charming garden, wide driveway, and an attached double garage. Built with sturdy brick and stucco construction and topped with asphalt shingles, this home blends curb appeal with durability. Enjoy the family-friendly community of Meadowbrook—quiet streets, nearby parks, and easy access to East Lake via the walking path just steps from your backyard. This is more than a house; it's the perfect place to call home.