



GRASSROOTS
REALTY GROUP

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1220 Meadowbrook Drive SE
Airdrie, Alberta

MLS # A2270466



\$749,900

Division:	Meadowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,789 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, RV Access/Parking, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Recessed Lighting, Storage, Track Lighting, Vinyl Windows		
Inclusions:	Fish Tank & Accessories, Curtain Rods, TV Mounts, Basement Fridge & Deep Freeze		

Welcome to this beautifully renovated, storybook home in Airdrie – full of charm and character with its brick facing, old-world colours, dormers, and a picturesque tree-lined street. Set on a huge lot, it offers incredible outdoor space plus a single attached garage and an oversized, heated triple detached garage, along with dedicated RV parking and an exposed aggregate patio in the backyard – perfect for hobbyists, toy lovers, or anyone needing serious parking and storage. There is also an approved development permit in place to build a carriage suite above the triple garage, giving you fantastic future potential. Inside, the dream kitchen is the heart of the home, featuring a gas stove, thoughtfully designed layout, and custom built-ins with warm natural woods and wainscoting. The living area is anchored by a cozy gas fireplace with brick surround, and the entire home has been updated with new flooring, paint, trim, ceilings, lighting, windows, and roof – blending timeless character with modern comfort. You’ll also appreciate the central air conditioning, new furnace, new hot water tank, and new washer and dryer for peace of mind and year-round comfort. Upstairs you’ll find three inviting bedrooms, a beautifully updated bathroom, and a bonus room that’s ideal for a playroom, home office, or media space perfect for family, movie nights. The fully finished basement offers in-floor heating in the bathroom, a stylish walk-in shower, a flexible craft/desk area, and a spacious bedroom that could easily be used as another family room or guest suite. All of this is in a fantastic location: walk to nearby public, catholic, and French schools, as well as shops and services; enjoy being within walking distance to East Lake and Genesis Place; and appreciate the quick, easy access to the highway for a smooth commute into Calgary. This

is a rare opportunity to own a truly special home with unbeatable garages, yard, mechanical upgrades, and future carriage-suite potential. Book a showing today!