



GRASSROOTS
REALTY GROUP

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1336 Meadowbrook Drive SE
Airdrie, Alberta

MLS # A2279536



\$600,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,716 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, Workshop in		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, Crown Molding, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

They don't make them like this anymore !! This splendid 3 bed/2.5 bath large family home has been lovingly maintained and updated through the years and offers features unique to other 4-level splits. A wide and inviting entrance leads to an expansive main floor with vaulted ceilings, front living room, formal dining room, and updated kitchen featuring new vinyl flooring, stainless steel appliances (2024), updated counters, and trendy two-tone cabinets. Stunning glass wall insert looks into the third level family room – excellent for watching the little ones while preparing lunch! Upper level offers a king-sized primary bedroom with large walk-in closet & closet organizers and updated 3-piece ensuite with oversized shower! Secondary bedrooms are of generous size and share an updated full bathroom with full vanity (both drawers and cupboards!) and plenty of counter space! Skylight and glass inserts in the railings to the upper landing provide even more light and openness! The third level is a cozy place with a huge family room and updated 2-piece bathroom & laundry combination. Over-sized windows, updated gas fireplace and plenty of room for toys or crafts makes this area a family favourite! Level four is almost fully developed and presents ANOTHER space to socialize! The rec room is perfect for the gaming teenager, and the flex room is ideal as an exercise room, has a plumbed sink and rough-in for a future fourth bathroom! Unlike other 4th levels, this one has windows! If that isn't enough, wait until you see the incredible storage in the 'tall crawl space! Wow! Other upgrades and features include New Vinyl Flooring in all bathrooms and kitchen, New Toilets, Sinks & Faucets, Newer windows (2013), H2O tank (2025), Roof & Siding (2014) and Newer lighting! New exterior doors are on order and will be installed prior to possession! Check out the sweet

Over-sized, Heated and Fully Finished garage! New dedicated electric panel with 220, New garage door & door opener and New lighting! The front yard provides a sprinkler system and a nice patio to sit in the morning while the backyard features an expansive brick patio and lots of space for play. With a lot over 5000 sq.ft, there is plenty of room to build an additional detached garage with back lane access. Current owner already has City permits and plans, even a carriage house above is an option! Located on a quiet street 5 minutes to Deerfoot, schools, walking paths and shopping, the family-friendly neighbourhood of Meadowbrook is the perfect place to start or grow your own! (Exterior discoloration above garage in photos is dirt and will be cleaned when weather improves).