



**1328 Meadowbrook Drive SE  
Airdrie, Alberta**

**MLS # A2286730**



**\$539,900**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this updated home offering a perfect blend of modern upgrades & timeless charm! Step inside to wonderful vaulted ceilings, living/dining room which is complemented by a cozy wood-burning fireplace with gas log lighter (cleaned in 2024). The main floor boasts luxury vinyl plank flooring, leading to a completely renovated kitchen featuring two-tone cabinets, quartz countertops, a massive island, built-in coffee bar/pantry, upgraded appliances, & an under-mount sink with upgraded faucet. The spacious master bedroom includes a huge walk-in closet & 3 piece ensuite, while the good sized second bedroom, currently used as an office, offers versatility for your needs. The fully finished basement adds even more space with a large family room, 2 additional bedrooms with big windows & a 3rd full bathroom. Major upgrades include Poly B plumbing removal, a new furnace & 50 gallon hot water tank (2020), finished laundry & a garage door, opener/remotes (2024). The garage has upgraded wiring with extra plugs & lights. Enjoy outdoor living with a huge deck off the kitchen, a pergola, interlocking brick sidewalks, patio, & underground irrigation in the front yard. This move-in ready home is fully fenced & landscaped, providing both style & functionality. Don't miss your chance to make this home your own.