



592 Meadowbrook Bay SE
Airdrie, Alberta

MLS # A2290512



\$525,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: 2 fridges, stove, built in dishwasher, microwave hood fan, washer, dryer, all window coverings, garage door opener (no remotes), king bed frame with headboard, shed, hot tub

Tucked away on a quiet street in the established community of Meadowbrook, this home offers the space, updates, and location families are looking for. With mature trees, a large west-facing yard, and quick access to amenities, this property truly checks all the boxes. The main floor features a spacious kitchen with abundant counter and cupboard space and plenty of room for a large dining table—perfect for everyday living and entertaining. The dining area flows comfortably into the family living space and can easily double as a cozy reading nook. Just off the kitchen, the bright 18' X 12' three-season room provides additional living space and a great spot to relax while enjoying views of the backyard. Upstairs offers three bedrooms, including a generously sized primary bedroom with a large walk-in closet and convenient cheater access to the impressive 5-piece bathroom. The basement expands the living space with a large family room featuring a wet bar, plus a flexible area that works well as a home office, hobby space, or play area, along with ample storage. Recent upgrades include air conditioning (2019), a new garage door with opener (2020), vinyl plank flooring (2021), and a heated garage with plumbing rough-in for a sink. Located within walking distance to schools, parks, and everyday amenities, and offering quick access to Queen Elizabeth II Highway for an easy commute to Calgary. Homes in this location with this much finished space and a large yard don't come along often—book your showing today.