



**44 Mountain Circle  
Airdrie, Alberta**

**MLS # A2159090**



**\$499,999**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Storage, Wet Bar		

**Inclusions:** Both sheds in the backyard

Discover your dream home in the heart of Meadowbrook! This stunning four-level split boasts 2,206 square feet of developed space, featuring 5 spacious bedrooms, 3 renovated baths, and a wealth of modern amenities—all for under \$500K. Step into the gorgeously renovated kitchen, where sleek quartz countertops, GE Profile appliances, and chic recessed lighting set the stage for culinary creativity. The open flow leads you through living spaces adorned with premium luxury vinyl plank (LVP) flooring that graces every level. Entertain in style on the lower level, featuring a stylish wet bar and a cozy wood-burning fireplace—perfect for intimate gatherings or lively soirées. The freshly painted exterior exudes curb appeal, further enhanced by mature trees framing the property. As evening falls, gemstone eavestrough lighting on both the house and garage transforms your backyard into a magical oasis, setting the perfect ambiance for outdoor entertaining. With a natural gas hookup for your barbecue already in place, your summer nights are sure to sizzle. Retreat upstairs to the primary suite, a serene escape boasting a private ensuite. Two additional spacious bedrooms and another full bathroom complete the upper level, where the south-facing backyard floods the home with glorious natural light. The fully developed basement offers endless possibilities—a versatile lounge area, a workout room, and legal 5th bedroom for guests or extended family. An abundance of storage ensures everything has its place, keeping your home effortlessly organized. Imagine customizing your south-facing backyard, a blank canvas ready for your vision of the perfect outdoor retreat. The oversized double garage (24' x 24') comes complete with built-in shelves and a workbench, while the front driveway comfortably accommodates two vehicles, providing four private

parking spots in total. Nestled in the mature, established, and highly sought-after community of Meadowbrook, this vibrant, family-oriented neighbourhood offers everything you need within walking distance—shopping, restaurants, schools, and scenic walking paths. Plus, with quick access to Highway 2, your daily commute will be a breeze. Recent upgrades, including new windows (2019), a 50L water tank (2016), and roof replacements (2014), ensure peace of mind. This pet-friendly property also comes equipped with newer Samsung washer and dryer units, making it truly move-in ready. The home also features eavestrough covers for low maintenance and home ownership cost savings! This is more than a house—it's your next chapter, blending comfort, style, and convenience in one of Airdrie's most desirable locations. Don't miss out on this incredible opportunity!