



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**128 Maple Way SE**  
**Airdrie, Alberta**

**MLS # A2209856**



**\$649,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,645 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Storage, Walk-In Closet(s)		

**Inclusions:** TV mounts (2), workbench, bar light in garage, garden hose & reel, central vacuum & attachments, cupboards in garage, Raised garden bed

Incredible opportunity to own on a very quiet family-friendly street. Get away from cookie cutter homes and postage stamp sized lots in this established community in Meadowbrook. The backyard has a park-like setting with mature trees and vegetation. Deer are not an uncommon sight on this street! The back lane creates additional privacy and has the potential for RV parking. They don't make garages this size anymore! The attached oversized double measures 23.3 x21.5 and includes a workbench and cabinets. Inside, you'll appreciate the care that has gone into maintaining&nbsp;this original-owner home. Large windows, an open to above stairwell, vaulted ceilings and a wood burning fireplace (with a log lighter) are unique and exciting features of this home. Upstairs, the primary bedroom is spacious and inviting with a walk-in closet and a 3 piece ensuite. Two additional generously sized bedrooms and a 4 piece bath with a jetted tub complete the upper level. Let the kids play in the unfinished basement, and if there is interest&nbsp;in future development, you will appreciate the fact that there is a rough-in for a bathroom and lots of room for your creativity. Recent updates include a new motherboard on the furnace (Carrier), hot water tank (2024), a brand new dishwasher, and fiber optic enabled. The backyard has a very large composite deck that is sure to last for many, many years to come and leads you into a fully fenced backyard. Fantastic Airdrie location, walking distance to Bert Church High School, Meadowbrook Middle School, Good Shepherd School and parks.&nbsp;&nbsp;