



**GRASSROOTS**  
REALTY GROUP

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

**1348 Meadowbrook Drive SE**  
**Airdrie, Alberta**

**MLS # A2211174**



**\$570,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,377 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Insulated, See R		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** None

Excellent Airdrie Location and great curb appeal in this former showhome with FOUR Beds / 3 Full Baths close to schools, parks, pool, Genesis Place and shopping in a FAMILY FRIENDLY AIRDRIE Neighbourhood. Fully Finished WALKOUT to a fenced yard with 6 ft vinyl fencing, a covered deck on the ground level, firepit, garden shed and mature trees and landscaping. The asphalt shingle roof was replaced in 2014 and the windows feature a higher R-factor. A spacious foyer welcomes you home to a bright living room on the ground floor featuring a two storey vaulted ceiling. A few steps up brings you to the main level with dining room overlooking the living area & adjoining the kitchen with plenty of storage space, additional lighting provided by a skylight, plus a breakfast bar and room for a small eating area if desired. A deck for entertaining and barbecuing off the kitchen overlooks the fenced backyard. Primary suite with 4pc ensuite, & TWO more bedrooms share a 4pc bathroom completes the main level. A stairway at the entry leads down to the WALKOUT level into a huge open recreation room or family room with gas fireplace. Finished space also includes an additional bedroom, a 150 Sq FT Flex area with a laundry area, a 3pc bath plus the Utility room. An insulated crawl space below the living room provides additional storage space. Solar panels were installed in October and are now operational. This will provide a projected substantial saving on utilities to the home owner going forward. This is a great family home in a mature and accessible neighbourhood so don't wait too long to check it out!!