

156 MAPLE Way, Airdrie T4A 1M2

MLS®#: **A2158740** Area: **Meadowbrook** Listing Date: **08/26/24** List Price: **\$610,000**
 Status: **Active** County: **Airdrie** Change: **-\$5k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **1991** Abv Sqft: **1,515**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,244 sqft** Ttl Sqft: **1,515**
 Lot Shape:

DOM

24
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Gazebo,Many Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air,Natural Gas** **Brick,Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Private Yard** **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`1" x 3`11"	Living Room	Main	13`2" x 9`7"
Dining Room	Main	10`0" x 13`5"	Kitchen With Eating Area	Main	11`5" x 14`5"
Family Room	Main	11`11" x 15`11"	Bedroom - Primary	Second	14`1" x 10`8"
4pc Bathroom	Second	8`3" x 4`9"	3pc Bathroom	Lower	8`3" x 4`9"
2pc Bathroom	Main	4`11" x 4`10"	Bedroom	Second	12`9" x 8`4"
Bedroom	Second	10`6" x 8`3"	Bedroom	Basement	10`3" x 9`0"
Bedroom	Basement	11`1" x 7`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9011406

Remarks

Pub Rmks: **WELCOME to the family friendly neighborhood of MEADOWBROOK. This beautifully updated fully finished 3 bedroom family home has everything your family could need. Recent upgrades include some new windows, doors, skylights, flooring, paint, Kitchen upgrade with beautiful Quartz counter tops, Bathroom upgrades and a new Garage Door. The FULLY FINISHED basement includes a great family room area, two additional bedrooms and a 3 piece bathroom. The large back yard with mature trees is the perfect place for the family to relax on a patio with gazebo, a great BBQ area for entertaining, a pool for those hot summer days and lovely gardens to enjoy. This beautiful home comes with an all seasons lighting package from Celebright Lighting and is situated on a quite close. Home inspection was completed on September 17th. This home truly shows pride of ownership, a Must SEE!!!**

Inclusions:
Property Listed By: **POOL, SHED, GAZEBO
Legacy Real Estate Services**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











