



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 MEADOWBROOK Bay, Airdrie T4A 2B3**

MLS®#: **A2161918**      Area: **Meadowbrook**      Listing Date: **08/31/24**      List Price: **\$659,000**  
 Status: **Pending**      County: **Airdrie**      Change: **-\$16k, 08-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **1994**      Abv Sqft: **1,481**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,652 sqft**      Ttl Sqft: **1,481**  
 Lot Shape:  
 Access:  
 Lot Feat: **Cul-De-Sac,Reverse Pie Shaped Lot,Landscaped**  
 Park Feat: **Double Garage Attached**

DOM

**18**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Playground,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 16`5"	Foyer	Main	7`7" x 12`11"
Bedroom - Primary	Upper	20`6" x 20`8"	Bedroom	Upper	13`3" x 11`10"
4pc Ensuite bath	Upper	9`7" x 10`1"	4pc Bathroom	Upper	9`7" x 7`4"
Kitchen	Upper	12`0" x 10`10"	Breakfast Nook	Upper	10`0" x 8`0"
Dining Room	Upper	16`1" x 9`6"	Bedroom	Lower	8`5" x 8`2"
Bedroom	Lower	12`7" x 15`11"	4pc Bathroom	Lower	8`6" x 6`4"
Family Room	Lower	17`2" x 26`2"	Storage	Basement	19`0" x 17`1"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**9311805**

Remarks

Pub Rmks: **Welcome to this amazing 4 Level Split home in the highly sought after, family friendly community of Meadowbrook. As you enter you will be thrilled by the bright, open concept design and then you will quickly appreciate the pride of ownership throughout. On the main level there is a spacious Living Room with a central Fireplace which is perfect for either entertaining or relaxing with a book. The upper level features a fabulous Kitchen with center island, quartz countertops and a bright and sunny Breakfast Nook that leads out to the Upper Deck that spans the entire length of the house. The large Primary Suite boasts a 4pc Ensuite with soaker tub, a Walk-in Closet and a Nook with a Fireplace which is perfect for winding down after a long day. A second nice-sized Bedroom, a 4 pc Bathroom and a Formal Dining Room finish off the upper level. Entering the third level you are greeted by a large Family Room with a Central Fireplace, amazing built-in cabinets and patio doors that walk out to your large, covered Deck and private backyard. This level offers 2 additional perfect sized Bedrooms and another 4pc Bathroom. Finally, on the fourth level, you will find a large storage area and laundry room. This home has been lovingly cared for, and offers many recent upgrades including Luxury Vinyl Plank, Carpets, Hot Water Tank, Furnace, Low flow toilets, and Roof to name a few. Being only minutes away from Big Springs Athletic Park, Big Springs Playground, Yankee Valley Crossing, King's View Market and Genesis Place, this home IS TRULY A MUST SEE!!!**

Inclusions:  
Property Listed By: **NA  
Royal LePage Benchmark**

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









