



THE
A-TEAM

**RE/MAX
FIRST**

1711 MEADOWLARK Road, Airdrie T4A 2A4

MLS®#: **A2163521**

Area: **Meadowbrook**

Listing Date: **09/05/24**

List Price: **\$600,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$50k, 29-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1991**
Lot Information
Lot Sz Ar: **4,813 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,859**
Low Sqft:
Ttl Sqft: **1,859**

DOM

77
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Built-in Features, High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`11" x 9`4"
Dining Room	Main	15`5" x 9`3"
Bedroom - Primary	Upper	13`7" x 13`1"
Bedroom	Upper	12`11" x 10`0"
Family Room	Lower	18`5" x 14`5"
4pc Bathroom	Lower	7`7" x 4`10"

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`5" x 12`10"
Foyer	Main	10`7" x 5`9"
3pc Ensuite bath	Upper	9`5" x 5`0"
4pc Bathroom	Upper	9`0" x 4`11"
Bedroom	Lower	10`7" x 9`7"
Game Room	Basement	24`0" x 14`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9011406

Remarks

Pub Rmks:

Welcome to this stunning 4-level split home located in the family-friendly, sought-after community of Meadowbrook, Airdrie, conveniently close to top-rated schools (just steps away from two of them), parks, walking paths and backing west onto greenspace ! This home offers a perfect blend of style, space, and comfort. With 3 generous bedrooms and 3 well-appointed bathrooms, this home is ideal for families seeking both privacy and togetherness in a spacious setting. As you enter, you'll be greeted by a bright and airy living area with vaulted ceilings and large windows that flood the space with natural light. The layout on the main floor creates an inviting atmosphere, perfect for entertaining guests or enjoying family time. The kitchen, complete with modern appliances, ample counter space, and an eat-in dining area, ensures that meal prep and dining flow seamlessly including direct access to the top deck. Each of the 4 split levels offers its own unique charm, with plenty of room for everyone to spread out. The upper level houses the spacious primary bedroom, with large west facing windows, featuring a private ensuite and walk-in closet, while an additional bedroom provides plenty of space for family members from babies to adults. The lower level includes an additional bedroom, access to the attached double garage, another full bathroom, and a spacious family room that provides access to the beautiful backyard with double doors for a perfect indoor-outdoor living space, with a cedar sheltered Hot Tub, beautiful Stone Fireplace and greenhouse! Descending to the basement, you'll find another area which is great for entertaining guests or relaxing nights in. One of the standout features of this home is its west facing, private backyard oasis. Perfect for outdoor gatherings or quiet evenings. And if you're someone who loves mountain views, you'll appreciate the stunning view from this home, especially the primary bedroom ! Don't miss out on the opportunity to own this fantastic property in Airdrie. Book your showing today!

Inclusions:
Property Listed By:

NA
eXp Realty

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











