



THE
A-TEAM

**RE/MAX
FIRST**

1612 MEADOWLARK Road, Airdrie T4A2C5

MLS®#: **A2165691**

Area: **Meadowbrook**

Listing Date: **09/13/24**

List Price: **\$630,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,205**
Low Sqft:
Ttl Sqft: **1,205**

DOM

6

Layout

Beds: **5 (5)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **5,610 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),Gazebo,Front Yard,No Neighbours Behind,Many Trees**
Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Garburator,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Pantry**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|---------|----------------|-------------------|---------|----------------|
| Dining Room | Main | 12`6" x 8`9" | Kitchen | Main | 12`8" x 12`5" |
| Living Room | Main | 12`6" x 15`8" | 4pc Bathroom | Second | 5`2" x 7`10" |
| 4pc Ensuite bath | Second | 5`2" x 8`5" | Bedroom | Second | 9`0" x 9`11" |
| Bedroom | Second | 13`11" x 9`10" | Bedroom - Primary | Second | 12`6" x 13`8" |
| 4pc Bathroom | Third | 5`1" x 7`9" | Family Room | Third | 17`7" x 18`2" |
| Laundry | Third | 11`10" x 7`3" | Bedroom | Third | 8`6" x 8`10" |
| Other | Level 4 | 6`7" x 7`2" | Bedroom | Level 4 | 11`11" x 12`1" |

Game Room

Level 4

13`2" x 23`4"

Furnace/Utility Room
Legal/Tax/Financial

Level 4

4`2" x 8`2"

Title:
Fee Simple
Legal Desc:

9712311

Zoning:
R1

Remarks

Pub Rmks:

Greetings, future homeowners! Welcome to this stunning single-family haven nestled in the heart of Airdrie, where comfort meets convenience! This splendid 4-level split home is more than just a house; it's a place where cherished memories await to be made, total living space of 2,318 sq ft, 5 BEDROOMS AND 3 FULL BATHROOMS - Bedrooms: 5 spacious bedrooms, perfect for growing families or those who crave extra space. The upper floor boasts 3 bedrooms, including a luxurious primary suite with an en-suite bathroom, a private balcony, and a walk-in closet. - Living Space: The main floor features an inviting living room, a well-appointed kitchen, and a cozy breakfast nook that seamlessly flows into a beautiful porch overlooking the backyard—ideal for morning coffees or evening gatherings. - Entertainment: The lower level is a true entertainer's dream! With a large family room, Fire place and an additional bedroom, and a convenient washroom, it's perfect for hosting friends or enjoying family movie nights. Plus, the finished basement adds even more versatility with a bar, an extra bedroom, and a flexible space for whatever your heart desires! - Outdoor Oasis: Situated on a corner lot, this home offers both a spacious front yard and a great backyard, perfect for children to play or for hosting summer barbecues. Enjoy the serenity of nearby parks and walking paths, all within walking distance to two of the best schools in the area. - Storage & Parking: A double attached garage provides ample storage and parking space, making life a little easier. This home is not just a place to live—it's a lifestyle, combining space, functionality, and an unbeatable location. Whether you're looking to grow your family or simply enjoy the comforts of a well-appointed home, this property is perfect for you! Don't miss your chance to make this dream home your reality! Contact us today to schedule a viewing. Your future awaits!

Inclusions:
Property Listed By:

**Dishwash, electric oven, rang hood, wash/dryer, all window coverings, refrigerator
Century 21 Bravo Realty**

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









