



THE
A-TEAM

**RE/MAX
FIRST**

1348 MEADOWBROOK Drive, Airdrie T4A 2B3

MLS®#: **A2168060**

Area: **Meadowbrook**

Listing Date: **09/23/24**

List Price: **\$599,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **1,377**
Low Sqft:
Ttl Sqft: **1,377**

DOM

35
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **4,880 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Irregular Lot,Level**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Insulated,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas,Solar**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Laminate Counters,Open Floorplan,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`6" x 16`10"
Kitchen	Main	12`0" x 16`7"
Bedroom	Main	9`9" x 9`11"
4pc Ensuite bath	Main	
Game Room	Lower	20`7" x 24`4"
3pc Bathroom	Lower	
Flex Space	Lower	12`7" x 13`9"

Room	Level	Dimensions
Dining Room	Main	17`8" x 9`5"
Bedroom - Primary	Main	13`4" x 14`3"
Bedroom	Main	13`3" x 11`9"
4pc Bathroom	Main	
Bedroom	Lower	9`10" x 13`2"
Laundry	Lower	6`6" x 3`0"
Furnace/Utility Room	Lower	10`2" x 5`0"

Title: **Fee Simple**
Zoning: **R1**
Legal Desc: **9311805**

Remarks

Pub Rmks: **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!!**

Inclusions: **None**
Property Listed By: **RE/MAX West Real Estate**

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









