

1711 Meadowlark Road SE
Airdrie, Alberta

MLS # A2163521



\$600,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,860 sq.ft.	Age:	1991 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: NA

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!