

**1612 Meadowlark Road SE**  
**Airdrie, Alberta**

**MLS # A2165691**



**\$630,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Gazebo, Front Yard,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry		

**Inclusions:** N/A

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! ???