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GRASSROOTS
REALTY GROUP

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1328 Meadowbrook Drive SE
Airdrie, Alberta

MLS # A2208567

$576,900

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,157 sq.ft.	**Age:**	1990 (35 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	**Water:**	-
Floors:	Laminate, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions:	Garage Door Opener, Pergola on deck, refrigerator in basement, desk in office

Welcome to this updated home offering a perfect blend of modern upgrades & timeless charm! Step inside to wonderful vaulted ceilings, complemented by a cozy wood-burning fireplace with gas log lighter (cleaned in 2024). The main floor boasts luxury vinyl plank flooring, leading to a completely renovated kitchen featuring two-tone cabinets, quartz countertops, a massive 82” island, built-in coffee bar/pantry, upgraded appliances, & an under-mount sink with upgraded faucet. The spacious master bedroom includes a huge walk-in closet & 3 piece ensuite, while the good sized second bedroom, currently used as an office, offers versatility for your needs. The fully finished basement adds even more space with a large family room, 2 additional bedrooms with big windows & a 3rd full bathroom. Major upgrades include Poly B plumbing removal, a new furnace & 50 gallon hot water tank (2020), & a garage door, opener/remotes (2024). The garage has upgraded wiring with extra plugs & lights. Enjoy outdoor living with a huge deck off the kitchen, built-in benches, a pergola, interlocking brick sidewalks, patio, & underground irrigation in the front yard. This move-in ready home is fully fenced & landscaped, providing both style & functionality. Don’t miss your chance to make this home your own.