

**8 Meadow Place SE**  
**Airdrie, Alberta**

**MLS # A2299404**



**\$535,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees,		

<b>Heating:</b>	Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows

**Inclusions:** Small refrigerator in garage, gas BBQ, gas fire pit/table, shed, 1 garage door controller, upright freezer in garage is negotiable

Here's a clean, meticulously maintained original-owner home that offers a rare chance to move into one of Airdrie's most sought-after locations. Featuring 3 bedrooms and 2.5 baths, the layout is highlighted by a modern, updated kitchen(island is movable) with stainless steel appliances and ample workspace. The "hidden" value is in the mechanicals: newer windows, high-efficiency furnace with electronic air filtration, tankless hot water, and central A/C. Relax in the main bath's soaker tub or cozy up by the stone-surround gas fireplace. The outdoor living space is equally impressive with a large composite deck (natural gas BBQ and fire table included!), a storage shed, and direct access to walking paths. Walking distance to both Public and Catholic schools, Genesis Place, and shopping. An investment in quality and the lifestyle your family deserves. Don't miss out—contact your REALTOR today. All showings are by appointment.