

**1771 Meadowbrook Drive SE**  
**Airdrie, Alberta**

**MLS # A2306371**



**\$520,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Ceiling Fan(s), Kitchen Island, See Remarks		

**Inclusions:** Garage Heater

Welcome to this beautifully updated bi-level home offering the perfect blend of comfort, space, and convenience. With just over 2,000 sq ft of thoughtfully designed living space, this property is ideal for families seeking both functionality and style. Step inside to discover a freshly painted interior that feels bright, clean, and move-in ready. The home features four generously sized bedrooms and three full bathrooms, providing plenty of room for growing families or guests. The layout offers a seamless flow between living spaces, making it perfect for both everyday living and entertaining. The kitchen has been refreshed with brand-new countertops, adding a modern touch and making meal prep a pleasure. Whether you're hosting gatherings or enjoying a quiet evening at home, this space is both practical and inviting. Outside, you'll find a standout feature: a massive 28' x 26' heated garage with its own 2 piece bathroom. Perfect for vehicles, storage, or a workshop, it offers versatility year-round&mdash;especially during colder months. As well as additional RV Parking for added convenience. Location is key, and this home delivers. Situated within walking distance to multiple schools, it&rsquo;s an excellent choice for families. Plus, with close proximity to Genesis Place Recreation Centre, you&rsquo;ll have easy access to fitness facilities, swimming, sports programs, and community activities. This is a fantastic opportunity to own a well-maintained, updated home in a highly desirable area. Don&rsquo;t miss your chance to make it yours!