



GRASSROOTS
REALTY GROUP

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1667 Meadowbrook Drive SE
Airdrie, Alberta

MLS # A2321424



\$530,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,284 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Chlorine Filter System

Welcome to this updated 4-level split in the established community of Meadowbrook, where many of the home's most expensive upgrades have already been completed for you. From the furnace, central AIR CONDITIONING, ON-DEMAND HOT WATER tank, WATER SOFTENER, and chlorine filtration system to the fully RENOVATED BATHROOMS, TRIPLE-PANE windows (with a transferrable warranty), complete removal of Poly-B plumbing, and BRAND-NEW luxury vinyl plank flooring, this home offers exceptional value and peace of mind. From the moment you step inside, you'll appreciate the bright and inviting main floor, where vaulted ceilings create an open and airy feel. The spacious living room is centred around a cozy wood-burning fireplace (currently operational and sold as-is), creating the perfect place to gather with family or unwind at the end of the day. The adjoining kitchen has been updated with STAINLESS STEEL appliances and offers ample cabinetry, a LARGE PANTRY, and plenty of workspace for everyday cooking and entertaining. Just off the kitchen, the dining area provides plenty of room for family dinners and memorable gatherings with friends. For those who love to cook, a gas line has already been installed should you wish to upgrade to a gas range in the future. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-through closet and private RENOVATED ensuite. The WALKOUT THIRD LEVEL expands your living space with a large family room, full bathroom, and convenient laundry area, creating the perfect setup for entertaining, teenagers, or multi-generational living. Downstairs, the SOUNDPROOFED MEDIA ROOM is a true standout feature makin it the ideal space for movie nights, a home gym or simply escaping the noise of everyday life. The basement

fireplace is being sold as-is and has been disassembled, opening up the possibility of creating a fourth bedroom in the future. An egress-sized window is already installed, making this a versatile space that can easily evolve to suit your needs. Step outside to a spacious backyard with two existing deck areas that provide a great foundation for future outdoor living. A unique step-down area beside the detached double garage offers additional flexibility and could make a cozy fire pit gathering space or, with the addition of a gate from the rear lane, potential trailer or RV parking. Combined with rear lane access and the DETACHED DOUBLE CAR GARAGE this property offers exceptional versatility and an opportunity to add both personal touches and future value. You'll enjoy convenient access to parks, walking paths, shopping, and a variety of schools and you are just minutes away with Genesis Place Rec Centre & Bert Church Live Theatre. For additional peace of mind, a recently completed pre-home inspection allows confidence knowing the home has already undergone a professional review. The costly upgrades has already been done — now it's your turn to add the finishing touches!