



# 1348 Meadowbrook Drive Airdrie Alberta

\$599,900

Excellent Airdrie Location and great curb appeal in this FOUR Bed / 3 Full Bath close to schools, parks, pool and shopping in a FAMILY FRIENDLY Neighbourhood. Fully Finished WALKOUT to a fenced yard with covered deck on the ground, a shed plus new asphalt shingle roof in 2014. A spacious foyer welcomes you home to a bright living room on the ground floor featuring a two storey vaulted ceiling. A few steps up brings you to the main level with dining room overlooking the living room adjoining the kitchen with plenty of storage space, a breakfast bar and room for a small eating area if desired. A deck for entertaining and barbecuing off the kitchen overlooks the fenced backyard. Primary suite with 4pc ensuite, and TWO more bedrooms share a 4pc bathroom to complete the main level. A stairway at the entry leads to the lower level WALKOUT & a small covered deck. The huge open recreation room or family room, with gas fireplace plus an additional bedroom and 3pc bath completes the finished area of the lower level. Laundry area, storage and utility rooms are on this level with a crawl space below the living room off the storage room. Solar heating has been just been installed and is in process of being inspected providing projected substantial savings on electricity to the home owner. This is a great family home in a mature and accessible neighbourhood so don't wait to long to check it out!! (id:6769)

Recreational, Games room 20.58 Ft x 24.33 Ft  
 Bedroom 9.83 Ft x 13.17 Ft  
 3pc Bathroom Measurements not available  
 Laundry room 6.50 Ft x 3.00 Ft  
 Storage 12.58 Ft x 13.75 Ft  
 Furnace 10.17 Ft x 5.00 Ft  
 Living room 17.50 Ft x 16.83 Ft

Dining room 17.67 Ft x 9.42 Ft  
 Kitchen 12.00 Ft x 16.58 Ft  
 Primary Bedroom 13.33 Ft x 14.25 Ft  
 Bedroom 9.75 Ft x 9.92 Ft  
 Bedroom 13.25 Ft x 11.75 Ft  
 4pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available

Listing Presented By:



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