



104 Meadowbrook Bay Airdrie Alberta

\$695,000

Here is the one you have been waiting for! A stunning Layne Built walkout home in Meadowbrook Estates sitting on a quiet cul-de-sac with a sunny South facing lot. This 5 bedroom, 3.5 bathroom home has been completely updated and renovated throughout. Over 2600 sq ft of developed space including a SELF CONTAINED, FULLY LICENSED, 2-BEDROOM AIR-BNB GENERATING \$35,000 PER YEAR on average over the last 3 years. This is an amazing opportunity to live up, rent down and cover your mortgage! Or a great mother-in-law space, nanny, or for extended families, the options are endless! As you enter the home you will be wowed by the soaring open signature Layne ceiling with beautiful detailed ornate plaster work adding timeless character and craftsmanship to the space. Gleaming hardwood flooring leads you through the large open concept living room with tons of natural light shining through the NEW TRIPLE PANE windows. Chefs dream kitchen with warm ivory custom cabinetry, granite counters, tile backsplash, upgraded stainless steel appliances, and a large center island with an undermount sink and eat up bar. Open to the breakfast nook with big bright windows and garden door out to the large upper balcony with new surface boards and a natural gas hook-up. Adjoining cozy family room with tile-faced gas fireplace and renovated 2-piece powder with newer front-loading washer and dryer complete the main floor. Head up the brand-new carpet to the large master retreat with a bay window, renovated 4-piece ensuite bathroom, and walk-in closet. Good sized 2nd and 3rd bedrooms with durable vinyl plank flooring and their own adjoining renovated full bathroom. Open the soundproofed basement door that leads you to a beautifully decorated AirBnB basement with spacious living room with stone faced fireplace, dining area, and fully equipped kitchenette with butcher block counters. 2 large bedrooms an...

Family room 14.83 Ft x 12.67 Ft
 Kitchen 11.67 Ft x 9.00 Ft
 Bedroom 12.67 Ft x 8.75 Ft
 Bedroom 13.00 Ft x 11.83 Ft
 3pc Bathroom 8.75 Ft x 4.83 Ft

Foyer 6.17 Ft x 4.50 Ft
 Laundry room 6.00 Ft x 3.00 Ft
 2pc Bathroom 6.00 Ft x 5.17 Ft
 Primary Bedroom 14.17 Ft x 11.58 Ft
 Other 4.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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RE/MAX Realty Professionals

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Furnace 12.00 Ft x 8.25 Ft

Living room 19.83 Ft x 9.92 Ft

Family room 16.92 Ft x 12.00 Ft

Kitchen 13.17 Ft x 11.67 Ft

Dining room 8.00 Ft x 8.00 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 11.00 Ft x 9.17 Ft

Bedroom 12.58 Ft x 9.50 Ft

4pc Bathroom 7.75 Ft x 5.67 Ft