



1336 Meadowbrook Drive Airdrie Alberta

\$600,000

They don't make them like this anymore !! This splendid 3 bed/2.5 bath large family home has been lovingly maintained and updated through the years and offers features unique to other 4-level splits. A wide and inviting entrance leads to an expansive main floor with vaulted ceilings, front living room, formal dining room, and updated kitchen featuring new vinyl flooring, stainless steel appliances (2024), updated counters, and trendy two-tone cabinets. Stunning glass wall insert looks into the third level family room - excellent for watching the little ones while preparing lunch! Upper level offers a king-sized primary bedroom with large walk-in closet & closet organizers and updated 3-piece ensuite with oversized shower! Secondary bedrooms are of generous size and share an updated full bathroom with full vanity (both drawers and cupboards!) and plenty of counter space! Skylight and glass inserts in the railings to the upper landing provide even more light and openness! The third level is a cozy place with a huge family room and updated 2-piece bathroom & laundry combination. Over-sized windows, updated gas fireplace and plenty of room for toys or crafts makes this area a family favourite! Level four is almost fully developed and presents ANOTHER space to socialize! The rec room is perfect for the gaming teenager, and the flex room is ideal as an exercise room, has a plumbed sink and rough-in for a future fourth bathroom! Unlike other 4th levels, this one has windows! If that isn't enough, wait until you see the incredible storage in the 5' tall crawl space! Wow! Other upgrades and features include New Vinyl Flooring in all bathrooms and kitchen, New Toilets, Sinks & Faucets, Newer windows (2013), H2O tank (2025), Roof & Siding (2014), Skylight (2025) and Newer lighting! New exterior doors are on order and will be installed prior to possession! Check out the sweet ...

Family room 19.00 Ft x 11.17 Ft

2pc Bathroom 7.50 Ft x 7.25 Ft

Recreational, Games room 16.67 Ft x 12.92 Ft

Furnace 18.00 Ft x 17.42 Ft

Living room 22.67 Ft x 10.00 Ft

Kitchen 15.42 Ft x 11.42 Ft

Foyer 6.50 Ft x 4.92 Ft

Primary Bedroom 14.75 Ft x 11.50 Ft

Other 7.00 Ft x 3.92 Ft

3pc Bathroom 9.75 Ft x 7.75 Ft

Bedroom 11.08 Ft x 9.75 Ft

Bedroom 10.75 Ft x 8.92 Ft

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Listing Presented By:



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Breakfast 9.00 Ft x 9.00 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft