

# \$576,900 - 1328 Meadowbrook Drive Se, Airdrie

MLS® #A2208567

**\$576,900**

4 Bedroom, 3.00 Bathroom, 1,157 sqft  
Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

Welcome to this updated home offering a perfect blend of modern upgrades & timeless charm! Step inside to wonderful vaulted ceilings, complemented by a cozy wood-burning fireplace with gas log lighter (cleaned in 2024). The main floor boasts luxury vinyl plank flooring, leading to a completely renovated kitchen featuring two-tone cabinets, quartz countertops, a massive 82" island, built-in coffee bar/pantry, upgraded appliances, & an under-mount sink with upgraded faucet. The spacious master bedroom includes a huge walk-in closet & 3 piece ensuite, while the good sized second bedroom, currently used as an office, offers versatility for your needs. The fully finished basement adds even more space with a large family room, 2 additional bedrooms with big windows & a 3rd full bathroom. Major upgrades include Poly B plumbing removal, a new furnace & 50 gallon hot water tank (2020), & a garage door, opener/remotes (2024). The garage has upgraded wiring with extra plugs & lights. Enjoy outdoor living with a huge deck off the kitchen, built-in benches, a pergola, interlocking brick sidewalks, patio, & underground irrigation in the front yard. This move-in ready home is fully fenced & landscaped, providing both style & functionality. Don't miss your chance to make this home your own.

Built in 1990



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208567    |
| Price          | \$576,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,157       |
| Acres          | 0.11        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1328 Meadowbrook Drive Se |
| Subdivision | Meadowbrook               |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4A 2A3                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)                                   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                     |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Living Room, Wood Burning, Gas Log                                                                                       |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Finished, Full                                                                                                           |

**Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage                  |
| Lot Description   | Back Yard, Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stone, Stucco, Wood Frame                       |
| Foundation        | Wood                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 11              |
| Zoning         | R1              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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