

**1205 Meadowbrook Drive SE  
Airdrie, Alberta**

**MLS # A2256876**



**\$625,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Other, Private, See Remarks		

**Heating:** Forced Air

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Granite Counters, See Remarks, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Nestled in the heart of the mature community of Meadowbrook, this beautifully maintained 5-bedroom, 2-bathroom bi-level offers a perfect blend of timeless charm and modern updates. Situated on a generous lot rarely found in newer communities, this home is ideal for families seeking space, comfort, and convenience. Step inside and be greeted by vaulted ceilings and a bright, open living room &ndash; perfect for both entertaining and everyday living. The renovated kitchen (2016) features granite countertops, timeless cabinetry, stainless steel appliances (2019), and a cozy dining nook that flows seamlessly into the living area. The main level offers three spacious bedrooms, an updated 4-piece bathroom (2017), and a convenient laundry/mudroom off the rear entrance after parking in the oversized 2-car garage &ndash; perfect for busy family life. Downstairs, you'll find large windows that flood the space with natural light, making the lower level feel warm and inviting. This level includes a spacious family room, two more bedrooms, and a second full bathroom &ndash; ideal for guests, teenagers, or a home office setup. Notable Updates Include: roof, siding, and exterior (2014), full kitchen renovation (2016), Upstairs bathroom (2017), Front and back doors, dining area window (2017), deck (2018), laminate flooring (2018), appliances (2019), washer & dryer (2021), and all basement windows (2022). Enjoy the tranquility of nature-filled walking paths, proximity to schools (R.J. Hawkey Elementary, Meadowbrook Middle, Bert Church High School), and quick access to Genesis Place, hockey arenas, East Lake Blvd, Yankee Valley Blvd, and Highway 2 &ndash; making this a dream location for commuters and active families alike. Don't miss your chance to own this turn-key home in one of Airdrie's best-established neighborhoods &ndash; homes like this don't come

up often!