

# \$525,000 - 1112 Meadowbrook Drive, Airdrie

MLS® #A2216395

**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

If you've been waiting for a home that combines charm, thoughtful upgrades, and unbeatable practicality, your search ends here. Tucked into a peaceful, mature neighbourhood, this beautifully maintained bungalow is bursting with personality and features that go far beyond the ordinary. From the moment you arrive, you're welcomed by a front yard that's as special as the home itself. The landscaping tells a story – a hand-crafted rock garden with blooming lilacs, thoughtfully placed trees, and a dry riverbed feature that's low maintenance. It's a peaceful, nature-filled space that invites you to slow down and enjoy the view. The brick patio out front, complete with an overhead shade, creates a cool, private sitting area – ideal for morning coffee or relaxing with a good book on summer afternoons.

Step inside and you'll instantly notice the fresh paint throughout the main floor, creating a bright and welcoming atmosphere. At the heart of the home is a kitchen designed for serious cooks and organized minds alike. Fully renovated in 2021, this custom kitchen offers an incredible 22 soft-close drawers – seven of which are adjustable, giving you unmatched storage for everything from appliances to spices. Even the over-sink space is thoughtfully utilized with a built-in colander and cutting board system, making meal prep a dream.

The main floor features three comfortable



bedrooms, including a beautifully updated main bathroom that was fully renovated in 2025. With a sleek one-piece sink and countertop, new plumbing fixtures, and a touch-sensitive mirror, it's a modern retreat for everyday comfort. Downstairs, the fully finished basement with a large family room, a large bedroom, a stylish wet bar for entertaining, and a spa-inspired bathroom that features a premium therapeutic air jet tub with hydro-thermo massage functions. Whether you're winding down with a glass of wine or just need to relax sore muscles, this is your personal oasis.

But this home doesn't just look good â€” it's been updated where it counts. The roof is a hail-resistant, 50-year rubber Enviro shingle system, installed in 2014 and professionally inspected in 2024 for your peace of mind. The steel gutters, tri-pane Argon-filled windows with UV inhibitors on the south-facing side, and one-inch rigid board insulation under the vinyl siding all contribute to better efficiency, quieter living, and improved year-round comfort. The home was recently pardoned as well.

The high-efficiency furnace and air conditioning system (updated in 2010 and 2017 respectively) ensure cozy winters and cool summers, while central vacuum adds convenience throughout. There's also a dedicated cold storage area near the laundry room, perfect for wine, canned goods, or garden produce.

Outside, the possibilities are endless. If you love space for your toys, tools, or trailers, you'll be amazed by the parking.

There's a heated double garage with 220V wiring and a built-in workbench. The front drive way is 27ft long! Loads of parking here!

Built in 1980

## Essential Information

MLS® #	A2216395
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1112 Meadowbrook Drive
Subdivision	Meadowbrook
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 1W9

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bar, Jetted Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range, Refrigerator, Stove(s), Washer
Heating	High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Awning(s)
Lot Description	Back Lane
Roof	Shingle, Rubber

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	R1

**Listing Details**

Listing Office	eXp Realty
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