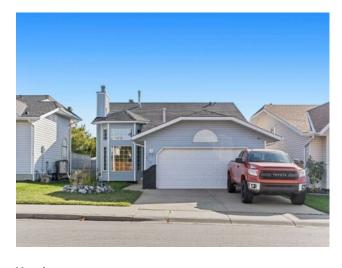
## 1763 Meadowbrook Drive SE Airdrie, Alberta

MLS # A2170953



\$519,900

Division:	Meadowbrook				
Type:	Residential/House				
Style:	Bi-Level				
Size:	1,265 sq.ft.	Age:	1990 (34 yrs old)		
Beds:	3	Baths:	3		
Garage:	Double Garage Attached, Heated Garage, Oversized, RV Access/Parkin				
Lot Size:	0.10 Acre				
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, See Remarks				

Heating:	Forced Air	Water:	-	
Floors:	Laminate, Other	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Finished, Full	LLD:	-	
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Bar, Breakfast Bar, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, See Remarks, Storage			

Inclusions: Pool Table

Welcome to your dream home in the heart of Meadowbrook! Boasting almost 2500 SF of living space, this captivating bi-level residence is perfect for families, featuring a prime location just a short walk from schools. Step inside to discover a spacious foyer leading to a bright front room, complete with large windows, soaring ceilings, and a cozy wood-burning fireplace—ideal for gatherings. The updated kitchen features sleek countertops and stainless steel appliances, flowing seamlessly into a sunny dining area that opens to a charming south-facing sunroom—your personal retreat for warm days. With three generous bedrooms on the main floor, including a huge primary suite with a walk-in closet and full ensuite with jetted tub & separate shower, comfort and space are at your fingertips. Venture to the lower level to find a sprawling family room with a gas fireplace, plus a fantastic recreation space featuring a wet bar and pool table—perfect for entertaining or relaxing. Additional conveniences include a three-piece bathroom with laundry facilities and ample storage throughout. Outside, enjoy your landscaped, fully fenced south-facing backyard with RV gates, ensuring privacy and space for outdoor activities. The oversized heated garage adds to the appeal, providing extra room for vehicles or hobbies. With parks, green spaces, and amenities just moments away, this home combines convenience with comfort. Don't miss your chance to experience all that this beautiful Meadowbrook property has to offer—schedule your viewing today!