$749,900 - 1412 Meadowbrook Drive Se, Airdrie

MLS® #A2213410

$749,900

4 Bedroom, 4.00 Bathroom, 1,921 sqft
Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

Welcome to this timeless, well-maintained home in the heart of Meadowbrook, one of Airdrieâ€™s most established and family-friendly communities! This spacious, open-concept home features a fully developed walk-out illegal basement suite with a separate entrance, offering exceptional flexibility for extended family, rental income, or multi-generational living. Step inside to soaring ceilings, beautiful architectural columns, and an abundance of natural light. The living room, complete with a cozy gas fireplace, flows seamlessly into the expansive dining room and bright breakfast nook â€” ideal for entertaining. The kitchen was tastefully refreshed in March ofm2025, featuring new cabinetry and a modern backsplash, while classic design elements like original trim colour offer warmth and character. Step out from the kitchen onto your sun-drenched west-facing upper deck, perfect for BBQs and evening sunsets. The main floor has been freshly painted (2025) and boasts new laminate flooring (2021), plus a large home office and convenient main-floor laundry. Upstairs, youâ€™ll find three generously sized bedrooms, a full 4-piece bath, and a stunning open-to-below staircase that keeps the layout airy and bright. The oversized primary suite is a true retreat, complete with its own gas fireplace, walk-in closet, two additional his-and-hers closets, and a spacious ensuite featuring a jetted tub, separate shower, and ample vanity space. Downstairs, the fully suited walk-out basement

includes a private entrance, large covered patio, alley parking, a well-equipped kitchen, spacious living area with gas fireplace, 4-piece bath, and a large bedroom with a flexible den that could easily become a second bedroom. Step outside into your expansive backyard oasis, complete with fire pit and more than enough room for a trampoline, lawn bowling, and a play set-or all three! These large lots are increasingly rare and provide the added privacy and space to truly enjoy the outdoors with your family and friends. The attached garage has been converted into a true man cave â€” insulated, drywalled, heated, and upgraded with epoxy flooring (2021). The shingles and siding were replaced in (2015), and the home is equipped with central vac. Nestled in the established neighbourhood of Meadowbrook, this home offers mature trees, large lots, and a tight-knit community atmosphere. Families will appreciate the proximity to highly rated schools (including RJ Hawkey Elementary and Bert Church High), parks, playgrounds, and East Lake Regional Park â€” which offers tennis courts, a multi-use rink, and fitness stations. Meadowbrook also provides quick access to shopping, dining, Genesis Place recreation centre, and easy commuting to Calgary via Highway 2. Whether youâ€™re a growing family, an investor, or looking for a smart shared-living solution, this versatile home has something for everyone. Donâ€™t miss your chance to own in one of Airdrieâ€™s most desirable neighborhoods â€” book your private showing today!

Built in 1997

Essential Information

MLS® #	A2213410
Price	$749,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,921
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1412 Meadowbrook Drive Se
Subdivision	Meadowbrook
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2B4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Mantle, Master Bedroom, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

Exterior

Exterior Features	Barbecue, Fire Pit, Garden, Private Entrance, Private Yard, Storage, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Garden, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	Real Broker

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