

416 Meadowbrook Bay SE
Airdrie, Alberta**MLS # A2261802****\$649,900**

Division:	Meadowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Garden, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Garage Shelving, Garden Shed

View our virtual tour! Welcome to 416 Meadowbrook Bay SE, Airdrie. This beautifully maintained 1,843 sq. ft. 2-storey home is perfectly situated on a quiet cul-de-sac, offering peace, privacy, and unbeatable Prairie views. Backing directly onto a scenic walking and bike path, you'll enjoy year-round vistas of Alberta's rolling farmland—now alive with stunning autumn colors—and no homes directly behind you. Step inside to a warm, inviting interior featuring hardwood floors, elegant dark tile accents, and plush, meticulously kept carpets. The main floor boasts a bright, spacious kitchen with clean white appliances, granite countertops, a tile backsplash, and picturesque Prairie views from every window. Upstairs, discover three generous bedrooms, including a primary retreat with its own en-suite. The fully finished, large basement offers even more living space—complete with a bar area, a cozy wood-burning stove, and a bedroom with an egress window for safety and natural light. This home also features energy-efficient triple-pane windows, ensuring year-round comfort and quiet. Outside, a covered rear porch extends your living space and provides the perfect spot to enjoy the changing seasons or entertain while taking in the wide-open scenery. With 5 bedrooms, 4 bathrooms, and thoughtful updates throughout, this home is ideal for families. The front exterior offers a charming garden, wide driveway, and an attached double garage. Built with durable brick and stucco construction and topped with asphalt shingles, this home blends timeless curb appeal with solid craftsmanship. Enjoy the family-friendly community of Meadowbrook—quiet streets, nearby parks, and easy access to East Lake via the walking path just steps from your backyard. This is more than a house—it's the perfect place to call

home.