

Detached

Sold

List Price: \$339,900

Sold Date: 08/26/2017

Sold Price: \$330,000



Detached  
 Area: Airdrie  
 Community: Meadowbrook MDB  
 Type: Detached  
 Style: 4 Lvl Split  
 Legal Plan: Blk: 1  
 Linc #: 0014437461  
 List Date: 05/20/2017  
 Title to Land: Fee Simple  
 Ownership: Private  
 Exclusion: No SRR: No Disc:  
 Restrictions: Airspace Restriction  
 Warranty: None  
 Possession: 45/Negotiable

MLS®#: [REDACTED]  
 Postal Code: T4A 2A4  
 Zone:  
 Year Built: 1990  
 Condo Type: Not a Condo  
 Lot: 48  
 DOM: 98  
 Conform:  
 New Hm Old Lt:

Attention Savvy Investors and Home buyers looking to build equity. Don't let the quaint front fool you, this home is quite large with a spacious layout, room for a large garage out back, RV parking, all possible while maintaining a decent sized yard. A second entrance to the third level creates possibilities for those looking for an investment option. While this home has been kept up, it needs some updating and bathroom makeovers. For those willing to put in a little sweat equity and renovate to suit, you'll get an exceptional home with great bones, loads of natural light, and all very livable during the project. If HGTV is your inspiration... You have found your project. Boasting 4 large bedrooms, 2 good sized living rooms, 3 full baths, a fabulous south facing yard with a lovely deck.

Rooms										
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	Finish Lvl:
Baths:	0	0	1	1	0	0	Main:	50.07	539	4
EnSt Bth:		0	1	0	0	0	Total A.G.	108.70	1,170	
Bdrms Abv:	2	Beds: 4								
Rms Abv:	5	F/H Baths: 3/0								
Room Type	Dimensions/M	Dimensions/Ft	Level				Room Type	Dimensions/M	Dimensions/Ft	Level
Mstr Bed	3.68 x 3.28	12'1"X10'9"	Upper				Bedroom	3.58 x 2.69	11'9"X8'10"	Upper
Bedroom	3.58 x 2.69	11'9"X8'10"	Lower				Bedroom	4.42 x 2.84	14'6"X9'4"	Lower
Living Rm	4.67 x 3.94	15'4"X12'11"	Main				Kitchen	3.4 x 2.64	11'2"X8'8"	Main
Dining Rm	3.61 x 2.69	11'10"X8'10"	Main				Family Rm	5.08 x 4.04	16'8"X13'3"	Lower
Laundry	3.28 x 3.28	10'9"X10'9"	Lower							

Property Information											
Heating:	Forced Air-1					Roof Type:	Asphalt Shingles				
Heating Fuel:	Natural Gas					Heat Fuel Desc:					
Construction:	Wood Frame					Foundation:	Concrete				
Basement:	Full					Bsmt Dev:	Partly Finished				
Exterior:	Vinyl										
Features:	Deck, Handyman Special, No Smoking Home, Vaulted Ceiling										
Site Influences:	Back Lane, Playground Nearby, Schools, Shopping Nearby										
Goods Included:	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings-All										
Flooring:	Carpet, Linoleum					Lot Shape:	Rectangular				
Garage:	No					TTL:	408.70 m2				
Garage Dim:						Frntg X Depth:	12.1x33				
Parking:	2/2 Outdoor Stalls, Parking Pad Gravel, Rear Drive Access, RV Par					Enclosed Prk:					
Road Access:						Land Use:	R-1				
Front Exposure:	North					Tax Amt/Yr:	\$2,229/2016				
# Parcels:						LI:	0				
Acres Wtr Rghts:						Total Acres:	0.00				
Sewer/Septic:	Municipal/Community										
HOA:	No										
School District:	Rockyview/Catholic					High School:	Bert Church				
Elem School:	RJ Hawkey/Good Shepherd					Other School:					
Jr/Mid Schl:	Meadowbrook/Good Shepherd										

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RM)

Detached

Sold

List Price: \$385,000

Sold Date: 09/09/2017

Sold Price: \$385,000



Detached  
 Area: Airdrie  
 Community: Meadowbrook MDB  
 Type: Detached  
 Style: 4 Lvl Split  
 Legal Plan: Blk: 2  
 Linc #: 0013471149  
 List Date: 09/01/2017  
 MLS® #: [Redacted]  
 Postal Code: T4A 2A2  
 Zone:  
 Year Built: 1988  
 Condo Type: Not a Condo  
 Lot: 80  
 DOM: 8

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Title to Land: Fee Simple  
 Ownership: Private  
 Exclusion: No SRR: No Disc: Conform:  
 Restrictions: Restrictive Covenant-Building Design/Size, Airspace  
 Restriction, Utility Right Of Way  
 Possession: /Negotiable

The PERFECT FAMILY HOME in the mature community of MEADOWBROOK. Exceed your family's needs with 5 bedrooms, 2 living/family rooms, 3 bathrooms, rec room (could be 6th bedroom), double garage, spacious backyard complete with HOT TUB! The living room features bay windows, vaulted ceiling and is open to the dining room for brilliant entertaining options. From the kitchen, walk out onto your recently built 2-tiered deck/patio that overlooks a lovely south facing yard complete with hot tub, shed and a huge apple tree. A 3 pc en-suite completes the master. All 4 other bedrooms are spacious with good storage. The lower family room has a cozy fireplace and is a WALK OUT to the backyard. Enjoy the winding pathway system and playgrounds just steps away. 4 schools within walking distance. Located close to shopping, rec center, theatre, restaurants + transit. All new Shingles + siding 2015. BRAND NEW: paint, kitchen + laundry floor, all lighting, fixtures, carpet in Rec room. Newer laminate + kitchen cupboards.

This home has been well maintained and has the original owners in it. The house plan was developed with a growing family in mind.

	Rooms									
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	Finish Lvl: 4
Baths:	0	0	0	2	0	0	Main:	106.84	1,150	
EnSt Bth:		0	1	0	0	0	Above Grade:	106.84	1,150	
Bdrms Abv:	3		5				Below Grade:	106.84	1,150	
Rms Abv:	7		3/0				Total A.G.	106.84	1,150	
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>
Living Rm	5.49 x 3.63	18'0"X11'11"	Main				Dining Rm	4.44 x 2.69	14'7"X8'10"	Main
Kitchen	2.74 x 3.25	9'0"X10'8"	Main				Bkfst Nook	3.99 x 2.87	13'1"X9'5"	Main
Mstr Bed	4.09 x 3.68	13'5"X12'1"	Main				Bedroom	2.74 x 2.62	9'0"X8'7"	Main
Bedroom	2.97 x 2.67	9'9"X8'9"	Main				Family Rm	6.4 x 4.65	21'0"X15'3"	Lower
Bedroom	3.45 x 3.28	11'4"X10'9"	Lower				Bedroom	3.66 x 2.74	12'0"X9'0"	Lower
Rec Rm	5.05 x 4.29	16'7"X14'1"	Bsmnt				Laundry	4.19 x 2.41	13'9"X7'11"	Lower

Property Information

Fin FP/Rgh-In: Heating: Forced Air-1  
 Heating Fuel: Natural Gas  
 Construction: Wood Frame  
 Basement: Full  
 Exterior: Vinyl  
 Features: Deck, No Smoking Home, Patio, Vaulted Ceiling  
 Site Influences: Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks, Shopping Nearby, Treed Lot  
 Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Refrigerator, See Remarks, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Water Softener, Window Coverings-All  
 Goods Excluded: Freezer in laundry room  
 Flooring: Carpet, Laminate Flooring, Linoleum  
 Amenities: Fireplaces, Laundry Facility, Parking-Plug-Ins, Storage  
 Garage: Yes  
 Garage Dim: 20'3"X20'10"  
 Parking: 4/Double Garage Attached, Insulated, Front Drive Access, Parking  
 Road Access:  
 Front Exposure: North  
 Acres Wtr Rghts: Total Acres: 0.11  
 HOA: No  
 Elem School: Meadowbrook  
 Jr/Mid Schl: Meadowbrook  
 FP Fuel: Gas Only  
 Roof Type: Asphalt Shingles  
 Heat Fuel Desc:  
 Foundation: Concrete  
 Bsmt Dev: Fully Finished  
 Lot Shape: Rectangular  
 TTL: 454.40 m2  
 Frntg X Depth: 14.2x32  
 Enclosed Prk: 2 Garage:20'3"X20'10"  
 Land Use: R-1  
 Tax Amt/Yr: \$2,403/2016  
 High School: Bert Church High School  
 Other School:

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