

Detached [116 Meadowbrook BA SE](#)

**Sold**  
 Sold Date: 02/10/2017      List Price: \$545,000  
    Sold Price: \$537,500



Detached	MLS®#: C4095992	
Area: Airdrie	Postal Code: T4A 2B3	
Community: Meadowbrook MDB	Zone:	
Type: Detached	Year Built: 1996	
Style: 2 Storey	Condo Type: Not a Condo	
Legal Plan: 9311805	Blk: 10	Lot: 13
Linc #: 0025527658	DOM: 11	
List Date: 01/30/2017		
Title to Land: Fee Simple		
Ownership: Private		
Exclusion: No	SRR: Yes	Disc: Conform:
Restrictions: Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way		
Warranty: None	New Hm Old Lt:	
Possession: 30/Negotiable		

"Click on BROCHURE link for important information" Very Rare 2 Storey Walkout nestled in a cul de sac backing onto a green space overlooking the country Inside this spectacular 2 Storey walkout home you will find an abundance of natural light, an open main floor layout which boasts features such as a Gourmet Kitchen with a large sit-in island, Top End Stainless Steel appliances, Engineered Hardwood floors, Granite Counter tops, stone fireplace feature wall, huge laundry/boot room and a powder room, and lots of upgraded finishes. With 3 bedrooms up, a bonus room and additional bedroom in the basement as well as a full equipped kitchen and a total of 4 bathrooms, this home is perfect for a family of all sizes and can accommodate those large family gatherings! All of this is accompanied by a beautiful east view of the country! This beautiful home sits on a rare lot in sought after neighborhood of Meadowbrook and wont last long.

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	Finish Lvl:	3
Baths:	0	1	0	2	0	0	Main:	96.02	1,034		
EnSt Bth:		0	0	0	1	0	Total A.G.	196.30	2,113		
Bdrms Abv:	3	Beds:	4								
Rms Abv:	10	F/H Baths:	3/1								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Living Rm	3.38 x 3.33	11'1"X10'11"	Main	<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				
Dining Rm	3.89 x 2.51	12'9"X8'3"	Main	Mstr Bed	5.31 x 3.45	17'5"X11'4"	Upper				
Kitchen	3.89 x 2.74	12'9"X9'0"	Main	Bedroom	3.63 x 2.82	11'11"X9'3"	Upper				
Bkfst Nook	4.22 x 2.72	13'10"X8'11"	Main	Bedroom	3.07 x 2.82	10'1"X9'3"	Upper				
Laundry	2.84 x 2.18	9'4"X7'2"	Main	Bedroom	3.68 x 3	12'1"X9'10"	Bsmnt				
Family Rm	5.11 x 3.63	16'9"X11'11"	Main	Bonus	4.67 x 3.43	15'4"X11'3"	Upper				
2nd Ktchn	3.45 x 3.17	11'4"X10'5"	Bsmnt	2nd LR	3.61 x 2.72	11'10"X8'11"	Bsmnt				

		Property Information			
Fin FP/Rgh-In:	1	FP Fuel:	Gas Only		
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles		
Heating Fuel:	Natural Gas	Heat Fuel Desc:			
Construction:	Wood Frame	Foundation:	Concrete		
Basement:	Full, Walkout	Bsmt Dev:	Fully Finished		
Exterior:	Vinyl				
Features:	Air Conditioning-Central, No Smoking Home				
Site Influences:	Cul-De-Sac, Landscaped, View				
Goods Included:	Appliances Negotiable, Dryer, Fan-Ceiling, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings-All				
Goods Excluded:	Televisions.				
Flooring:	Carpet, Ceramic Tile, Hardwood	Lot Shape:	Pie Shaped		
Garage:	Yes	TTL:	620.60 m2		
Garage Dim:		Frntg X Depth:	8.49		
Parking:	4/Double Garage Attached	Enclosed Prk:	2		
Road Access:		Land Use:	R-1		
Front Exposure:	West	Tax Amt/Yr:	\$2,981/2016		
# Parcels:		LI:	0		
HOA:	No				

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

Detached [204 Mountain Cl SE](#)

**Sold**

Sold Date: 08/14/2017

List Price: \$499,900

Sold Price: \$490,000



Detached	MLS®#:	C4124314
Area:	Postal Code:	T4A 1X4
Community:	Zone:	
Type:	Year Built:	1981
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	31
Linc #:	Blk: 2	
List Date:	DOM:	52
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No SRR: No Disc:	Conform:
Restrictions:	None Known	
Possession:	30/Neg. 07/22/2017	

Open House Sat.July.22 2-4pm PARK 2 RV'S AND A BOAT in this huge backyard. This property is a rare find Beautiful stonework front/rear. Home is completed with all NEW SIDING AND ROOF. FRESHLY PAINTED in designer colors giving it a touch of elegance to the entire home A new walkway leads up to the NEW OVER SIZED FRONT DOOR. Met with plenty of sunlight in front entrance from SKYLIGHT above. Pass through dining area attractive windows flooding the open concept kitchen that is outfitted with classy GRANITE COUNTER TOPS. The living room has fantastic views of the back yard great for watching the kids! This 5 level split is dressed with HARDWOOD FLOORING though out main/second level. 2.5 bath,3 bedrooms up gorgeous master bed comes with an en-suite/HEATED TILE FLOORING 2 large closets. Garage has NEW OVERHEAD DOORS & MAN DOOR fully insulated/painted. The second level equipped with a wet bar fireplace Enter the back yard gives you a feel of a romantic European getaway mature trees stone work.

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	1	0	2	0	0	Main:	103.77	1,117	Finish Lvl: 5	
EnSt Bth:		0	0	0	0	0	Total A.G.	166.02	1,787		
Bdrms Abv:	3	Beds:	3								
Rms Abv:	7	F/H Baths:	2/1								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Family Rm	5.82 x 3.53	19'11"X11'7"	Abv Gr	<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				
Kitchen	3.05 x 5.61	10'0"X18'5"	Main	Dining Rm	2.74 x 2.84	9'0"X9'4"	Main				
Mstr Bed	4.19 x 3.17	13'9"X10'5"	Upper	Living Rm	4.24 x 4.85	13'11"X15'11"	Main				
Bedroom	2.79 x 2.84	9'2"X9'4"	Upper	Bedroom	2.87 x 2.84	9'5"X9'4"	Upper				
Den	4.04 x 4.8	13'3"X15'9"	Bsmnt	Rec Rm	3.94 x 10.21	12'11"X33'6"	Bsmnt				

				Property Information	
Heating:	Forced Air-1			Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas			Heat Fuel Desc:	
Construction:	Wood Frame			Foundation:	Concrete
Basement:	Crawl Space, Full			Bsmt Dev:	Fully Finished
Exterior:	Vinyl				
Features:	Deck, Fire Pit, No Smoking Home, Patio, Skylight				
Site Influences:	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby				
Goods Included:	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings-All				
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate Flooring			Lot Shape:	Irregular
Garage:	Yes			TTL:	624.58 m2
Garage Dim:	19'3''X20'8''			Frntg X Depth:	10.4
Parking:	10/Single Carport, Double Garage Attached, Over Sized, RV Parkir			Enclosed Prk:	2 Garage: 19'3''X20'8''
Road Access:				Land Use:	R-1
Front Exposure:	North			Tax Amt/Yr:	\$2,480/2016
Acres Wtr Rghts:			Total Acres:	0.15	
HOA:	No				

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

Detached [1543 MEADOWBROOK DR SE](#)**Sold**

Sold Date: 03/16/2017

List Price: \$469,800

Sold Price: \$452,500



Detached	MLS®#: C4093996
Area: Airdrie	Postal Code: T4A 2B2
Community: Meadowbrook MDB	Zone:
Type: Detached	Year Built: 1994
Style: 2 Storey	Condo Type: Not a Condo
Legal Plan: 09311805	Lot: 70
Linc #: 0025527210	Blk: 1
List Date: 01/12/2017	DOM: 63
Title to Land: Fee Simple	
Ownership: Private, REALTOR®/Seller; Realtor Has Interest	
Exclusion: No	SRR: Yes Disc: Yes Conform:
Restrictions: Utility Right Of Way	
Warranty: None	New Hm Old Lt:
Possession: 30/neg	

FOUR bedroom family home in desired area of Meadowbrook. The traditional layout is spacious, functional, and inviting. This home has had many recent updates including TRIPLE PANE windows and doors on the main and upper floor, new upgraded laminate, new siding, shingles, gutters, down spouts, fence and deck. The HUGE WEST facing backyard offers lots of room to run plus trailer parking situated with an alley beside and behind you only have 1 direct neighbour. The walkout basement is partially finished with a den, living room, wet bar, and 4pce bathroom. The oversized (21'x23') garage includes a built in work bench and cabinets. The main floor has a formal living and dining room, central kitchen, sunny breakfast nook, and comfortable family room with gas fireplace. The upper floor features 4 bedrooms total, a large bathroom with separate tub and shower, the huge master has walk in closet and ensuite with a jetted tub and separate shower. This home has lots to offer and must be viewed!

						Rooms						
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>			
Baths:	0	1	0	1	0	0	Main:	108.14	1,164	Finish Lvl's: 3		
EnSt Bth:		0	0	1	0	0	Upper:	95.23	1,025			
Bdrms Abv:	4	Beds: 5					Lower:	57.88	623			
Rms Abv:	9	F/H Baths: 2/1					Total A.G.	203.36	2,189			
<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	5.94 x 3.48	19'6''X11'5''	Main				Family Rm	4.93 x 3.53	16'2''X11'7''	Main		
Dining Rm	3.61 x 3.48	11'10''X11'5''	Main				Bkfst Nook	2.34 x 3.66	7'8''X12'0''	Main		
Mstr Bed	5.97 x 4.01	19'7''X13'2''	Upper				Bedroom	3.99 x 2.92	13'1''X9'7''	Upper		
Bedroom	3.33 x 3.2	10'11''X10'6''	Upper				Bedroom	3.45 x 2.82	11'4''X9'3''	Upper		
Kitchen	3.56 x 3.66	11'8''X12'0''	Main				Other	5.79 x 3.58	19'0''X11'9''	Bsmnt		
Living Rm	3.78 x 3.43	12'5''X11'3''	Bsmnt				Bedroom	3 x 2.72	9'10''X8'11''	Bsmnt		
Property Information												
Fin FP/Rgh-In:	1							FP Fuel:	Gas Only			
Heating:	Forced Air-1							Roof Type:	Asphalt Shingles			
Heating Fuel:	Natural Gas							Heat Fuel Desc:				
Construction:	Wood Frame							Foundation:	Concrete			
Basement:	Walkout							Bsmt Dev:	Partly Finished			
Exterior:	Vinyl											
Features:	Deck, Dog Run-Fenced In											
Site Influences:	Back Lane, Landscaped											
Goods Included:	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Window Coverings-All											
Goods Excluded:	Washer and dryer on main level											
Flooring:	Carpet, Laminate Flooring, Linoleum							Lot Shape:	Rectangular			
Garage:	Yes							TTL:	535.20 m2			
Garage Dim:	20'11''X23'5''							Frntg X Depth:	15.24x30.48			
Parking:	6/Double Garage Attached, RV Parking							Enclosed Prk:	2 Garage:20'11''X23'5''			
Road Access:								Land Use:	R-1			
Front Exposure:	East							Tax Amt/Yr:	\$3,122/2016			
# Parcels:								LI:	0			
Acres Wtr Rghts:		Total Acres:				0.00						
HOA:	No											

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

Detached

[30 MORRIS PL SE](#)**Sold**

Sold Date: 02/16/2017

List Price: \$449,000

Sold Price: \$440,000



Detached	MLS®#:	C4096550
Area:	Postal Code:	t4a 2b6
Community:	Zone:	
Type:	Year Built:	1996
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	25
Linc #:	Blk: 6	
List Date:	DOM:	15
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No	SRR: No Disc: Conform:
Restrictions:	None Known	
Possession:	30/neg	

This fantastic two storey home has 4 bedrooms, 3.5 baths, and a finished walkout basement. Located on a quiet cul de sac in Meadowbrook. The main floor features a renovated kitchen with newer stainless steel appliances, ceiling high oak cabinets with glass inserts, a bright dining room with access to rear covered deck, a spacious family room with gas fireplace and a formal front living room. The upper level has a large master with double closets and a 4 piece ensuite, 2 great sized bedrooms and a 4 piece main bath. The finished walkout basement has a bright and spacious family room, a large bedroom and a 3 piece bath. South backyard with mature trees and stone patio. Close to schools, amenities and major roads. Call to view today.

						Rooms						
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>			
Baths:	0	1	1	1	0	0	Main:	87.61	943	Finish Lvl's: 3		
EnSt Bth:		0	0	1	0	0	Upper:	80.36	865			
Bdrms Abv:	3	Beds:	4				Lower:	87.61	943			
Rms Abv:	7	F/H Baths:	3/1				Total A.G.	167.97	1,808			
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>									
Living Rm	4.11 x 2.69	13'6''X8'10''	Main									
Kitchen	4.27 x 3.15	14'0''X10'4''	Main									
Mstr Bed	4.88 x 4.01	16'0''X13'2''	Upper									
Bedroom	3.66 x 3.25	12'0''X10'8''	Upper									
Bedroom	4.01 x 2.69	13'2''X8'10''	Lower									
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>									
Dining Rm	4.27 x 2.9	14'0''X9'6''	Main									
Family Rm	4.27 x 3.56	14'0''X11'8''	Main									
Bedroom	3.51 x 3.05	11'6''X10'0''	Upper									
Rec Rm	5.59 x 4.06	18'4''X13'4''	Lower									

Property Information			
Fin FP/Rgh-In:	1	FP Fuel:	Gas Only
Heating:	Forced Air -1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Walkout	Bsmt Dev:	Fully Finished
Exterior:	Brick, Vinyl		
Features:	Deck, Porch		
Site Influences:	Cul-De-Sac, Fenced, Private Setting, Public Transportation, Schools, Shopping Nearby		
Goods Included:	Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All		
Flooring:	Carpet, Ceramic Tile, Hardwood	Lot Shape:	Rectangular
Garage:	Yes	TTL:	481.90 m2
Garage Dim:		Frntg X Depth:	14.56
Parking:	4/Double Garage Attached	Enclosed Prk:	2
Road Access:		Land Use:	R-1
Front Exposure:	South	Tax Amt/Yr:	\$2,646/2016
# Parcels:		LI:	0
Acres Wtr Rghts:		Total Acres:	0.00
HOA:	No		

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

Detached

[316 Meadow Brook BA SE](#)**Sold**

Sold Date: 07/17/2017

List Price: \$450,000

Sold Price: \$435,000



Detached  
 Area: Airdrie  
 Community: Meadowbrook MDB  
 Type: Detached  
 Style: 2 Storey  
 Legal Plan: 9211412 Blk: 8  
 Linc #: 0023106867  
 List Date: 06/24/2017  
 MLS® #: C4124582  
 Postal Code: T4A 2B2  
 Zone:  
 Year Built: 1994  
 Condo Type: Not a Condo  
 Lot: 83  
 DOM: 23  
 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: 07/14/2017

What an amazing two storey home!! This Pristine home is a MUST SEE. Lots of natural light throughout. Come and see for your self this incredible chefs kitchen that includes top of the line stainless steel appliances, Gas Stove and granite counter tops with incredible newer custom mill work. Located on a quiet Cul-desac with RV Parking, Heated garage, Large deck and pie shaped back yard, This home has been well maintained & shows pride of ownership throughout. Main Floor provides lots of comfortable space to retreat to in the secondary living room complete with gas fireplace. Upper level comes with 3 bedrooms including good sized master bedroom with 3-piece en-suite. The basement adds even more usable space with a rec room, along with a full bathroom & large storage. Enjoy your outdoor space with good size deck and a large pie lot backyard complete with shed for storage. Close to schools, walking path, shopping and easy access to Q-E2.

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	Finish Lvl: 3	
Baths:	0	1	1	1	0	0	Main:	106.75	1,149		
EnSt Bth:		0	0	1	0	0	Upper:	80.64	868		
Bdrms Abv:	3	3					Total A.G.	187.39	2,017		
Rms Abv:	9	F/H Baths: 3/1									
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Kitchen	3.48 x 3.15	11'5"X10'4"	Main								
Living Rm	5.77 x 4.22	18'11"X13'10"	Main								
Atrium	3.35 x 1.65	11'0"X5'5"	Main								
Mstr Bed	4.09 x 3.91	13'5"X12'10"	Upper								
Bedroom	3.4 x 2.97	11'2"X9'9"	Upper								

## 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:	Ceiling 9 ft.		
Site Influences:	Cul-De-Sac, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby		
Goods Included:	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, See Remarks, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings-All		
Flooring:	Carpet	Lot Shape:	Pie Shaped
Garage:	Yes	TTL:	587.70 m2
Garage Dim:	21'2"X19'3"	Frntg X Depth:	8.48
Parking:	4/Double Garage Attached	Enclosed Prk:	2 Garage:21'2"X19'3"
Road Access:		Land Use:	R-1
Front Exposure:	South	Tax Amt/Yr:	\$2,833/2016
# Parcels:		LI:	0
Acres Wtr Rghts:			
HOA:	No		
	Total Acres: 0.00		

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



Detached

[192 MOUNTAIN CIRCLE](#)**Sold**

Sold Date: 06/20/2017

List Price: \$438,000

Sold Price: \$435,000



Detached						MLS®#:	C4121293
Area:	Airdrie					Postal Code:	T4A 1X4
Community:	Meadowbrook MDB					Zone:	
Type:	Detached					Year Built:	1980
Style:	2 Storey					Condo Type:	Not a Condo
Legal Plan:	7911314			Blk: 2		Lot:	34
Linc #:	0016935166					DOM:	13
List Date:	06/07/2017						
Title to Land:	Fee Simple						
Ownership:	Private						
Exclusion:	No	SRR: No	Disc:		Conform:		
Restrictions:	Utility Right Of Way						
Possession:	60/Neg.						

OPEN HOUSE SUNDAY JUNE 11th from 2-4PM! Classic character meets modern flair! A stunning DESIGNER HOME FULLY RENOVATED sitting on a gorgeous mature lot in Meadowbrook, one of Airdrie's most sought after established communities where the yards are big & the trees are bigger! Walkable to schools, paths, playgrounds, plenty of amenities. Taken down to studs & PROFESSIONALLY redone, gem's like this are a rare find! Some of the MANY designer features you will love include: Exquisite engineered HARDWOOD, a MAIN FLOOR DEN, a dream chef's kitchen w QUARTZ counters, 9ft center island, plenty of built-ins, top of the line KITCHENAID appliances, new lighting, knockdown ceilings, ALL NEW: PVC plumbing, electrical, WINDOWS, HE furnace & hot water tank, shingles (2015), siding (2015). The open concept layout is perfect for entertaining with the living room that opens up to your BIG BACKYARD and OVERSIZED 22x22ft garage. Upstairs you will find 3 bedrooms including a master retreat w a spa-like ensuite & walk-in closet.

						Rooms				
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	
Baths:	0	1	0	1	0	0	Main:	95.04	1,023	Finish Lvl's: 2
EnSt Bth:		0	1	0	0	0	Upper:	68.84	741	
Bdrms Abv:	3	Beds:	3				Total A.G.	163.97	1,765	
Rms Abv:	7	F/H Baths:	2/1							
<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	5.64 x 3.45	18'6"X11'4"	Main				Kitchen	4.52 x 3.53	14'10"X11'7"	Main
Dining Rm	3.53 x 3.38	11'7"X11'1"	Main				Den	3.2 x 3.02	10'6"X9'11"	Main
Mstr Bed	3.63 x 3.02	11'11"X9'11"	Upper				Bedroom	3.43 x 2.72	11'3"X8'11"	Upper
Bedroom	4.5 x 2.44	14'9"X8'0"	Upper							

## 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:	Brick, Vinyl		
Features:	No Animal Home, No Smoking Home, Wall Unit-Built-In		
Site Influences:	Back Lane, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Schools, Shopping Nearby		
Goods Included:	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings-All		
Goods Excluded:	All curtains but will leave curtain rods, decorative shelves in master bedroom and baby's room. T.V. mount in living room.		
Flooring:	Carpet, Ceramic Tile, Hardwood	Lot Shape:	Rectangular
Garage:	Yes	TTL:	455.90 m2
Garage Dim:	22'1"X22'5"	Frntg X Depth:	12.2
Parking:	2/Double Garage Detached, Over Sized, Shop	Enclosed Prk:	2 Garage:22'1"X22'5"
Road Access:		Land Use:	R-1
Front Exposure:	West	Tax Amt/Yr:	\$2,287/2016
# Parcels:		LI:	0
Acres Wtr Rghts:			
HOA:	No	Total Acres:	0.11

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

Detached

[46 MARSELLA CO SE](#)**Sold**

Sold Date: 06/17/2017

List Price: \$424,700

Sold Price: \$417,500



Detached						MLS®#:	C4102054
Area:	Airdrie					Postal Code:	T4A 1V8
Community:	Meadowbrook MDB					Zone:	
Type:	Detached					Year Built:	1989
Style:	2 Storey					Condo Type:	Not a Condo
Legal Plan:	8410630	Blk: 2				Lot:	96
Linc #:	0010887959					DOM:	109
List Date:	02/28/2017						
Title to Land:	Fee Simple						
Ownership:	Private						
Exclusion:	No	SRR: No	Disc:		Conform:		
Restrictions:	None Known						
Possession:	45/Negotiable	04/28/2017					

WOW. Corner lot in a quiet cul-de-sac within walking distance to three schools & easy access to the QE 2, this beautiful home offers three levels of developed living space & a heated oversized double attached garage! A private front porch greets you as you enter into a main level showcasing hardwood floors & warm wood tones throughout the living room, a formal dining room, and a cozy den, centering on a wood-burning fireplace. The kitchen features tile floors, newer stainless steel appliances, and rich cabinetry; the nook opens out to the two-tier deck, with a natural gas hookup in place, overlooking beautiful summer gardens! Upstairs, the master boasts a walk-in closet & an ensuite with vaulted ceilings & a large jetted tub! Downstairs, you'll find a fourth bedroom, another bath, a versatile family room, and an office! Peace of mind updates include newer windows & roof, a new insulated garage door, new furnace and hot water on demand, with everything having been recently serviced & inspected!

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	Finish Lvl: 3	
Baths:	0	1	1	1	0	0	Main:	87.66	944		
EnSt Bth:		0	0	0	1	0	Upper:	88.40	952		
Bdrms Abv:	3	Beds:	4				Above Grade:	176.05	1,895		
Rms Abv:	8	F/H Baths:	3/1				Lower:	68.56	738		
							Below Grade:	68.56	738		
							Total A.G.	176.05	1,895		
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Living Rm	4.04 x 3.94	13'3"X12'11"	Main								
Bkfst Nook	3.2 x 2.97	10'6"X9'9"	Main								
Dining Rm	3.45 x 3.02	11'4"X9'11"	Main								
Bedroom	3.68 x 3.63	12'1"X11'11"	Upper								
Family Rm	5 x 3.91	16'5"X12'10"	Bsmnt								
Den	3.89 x 3.02	12'9"X9'11"	Bsmnt								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Family Rm	4.39 x 3.91	14'5"X12'10"	Main								
Kitchen	3.07 x 3.02	10'1"X9'11"	Main								
Mstr Bed	5.69 x 4.06	18'8"X13'4"	Upper								
Bedroom	4.04 x 2.67	13'3"X8'9"	Upper								
Bedroom	3.58 x 2.84	11'9"X9'4"	Bsmnt								

		Property Information	
Fin FP/Rgh-In:	1	FP Fuel:	Wood Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Full	Bsmt Dev:	Fully Finished
Exterior:	Brick, Stucco		
Features:	Deck, Hot Water -Tankless, Windows - Wood, Workshop		
Site Influences:	Corner, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby		
Goods Included:	Dishwasher-Built-In, Garage Control, Garage Opener, Hot Water Instant, Oven-Microwave, Refrigerator, Stove-Electric		
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate Flooring	Lot Shape:	Rectangular
Amenities	Storage, Workshop		
Garage:	Yes	TTL:	468.90 m2
Garage Dim:	23'5"X20'0"	Frntg X Depth:	13.7
Parking:	4/Double Garage Attached, Insulated, Heated, Over Sized, RV Par	Enclosed Prk:	2 Garage:23'5"X20'0"
Road Access:		Land Use:	R-1
Front Exposure:	North	Tax Amt/Yr:	\$2,621/2016
# Parcels:		LI:	0
Acres Wtr Rghts:			
HOA:	No	Total Acres:	0.00

Detached [568 Meadowbrook BA SE](#)

**Sold**

Sold Date: 05/06/2017

List Price: \$422,000

Sold Price: \$416,900



Detached		MLS®#:	C4099625
Area:	Airdrie	Postal Code:	T4A 2A9
Community:	Meadowbrook MDB	Zone:	
Type:	Detached	Year Built:	1992
Style:	2 Sty Split	Condo Type:	Not a Condo
Legal Plan:	9111692	Lot:	36
Linc #:	0019528323	Blk: 8	
List Date:	02/15/2017	DOM:	80
Title to Land:	Fee Simple		
Ownership:	Private		
Exclusion:	No	SRR: Yes	Disc: Conform:
Restrictions:	None Known		
Possession:	30/negotiable		

Come have a look at this beautiful home! 2 story split walk out nestled in a cul-de-sac situated on a large pie lot. This home has been well maintained & shows pride of ownership throughout. Main Floor provides lots of space and feels very open with vaulted ceilings and offers laminate flooring with tile in the bathrooms. Kitchen is airy and bright with lots of natural light and ample space for cooking and entertaining with access to rear deck. Stay warm and have a comfortable place to retreat to in the secondary living room complete with gas fireplace. Upper level comes complete with 3 bedrooms including good sized master bedroom with 3-piece en-suite. Fully finished walk-out basement adds even more usable space with rec room, bedroom, 3-piece bath & large storage room. Enjoy your outdoor space with large pie lot backyard complete with shed for storage. Close to schools, walking path, & shopping. This home is perfect for family gatherings & would be great for a family or anyone looking for great value.

Newer Hot water tank and Furnace. Curtains in Master bedroom are excluded.

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt		
Baths:	0	1	1	1	0	0	Main:	92.41	995	Finish Lvl:	3
EnSt Bth:		0	1	0	0	0	Upper:	59.10	636		
Bdrms Abv:	3		Beds: 3				Lower:	68.60	738		
Rms Abv:	9		F/H Baths: 3/1				Total A.G.	146.79	1,580		
Room Type	Dimensions/M	Dimensions/Ft	Level								
Living Rm	4.11 x 3.66	13'6"X12'0"	Main	Room Type	Dimensions/M	Dimensions/Ft	Level				
Dining Rm	4.11 x 2.84	13'6"X9'4"	Main	Kitchen	3.51 x 2.95	11'6"X9'8"	Main				
Other	3.81 x 1.07	12'6"X3'6"	Main	Bkfst Nook	3.51 x 2.59	11'6"X8'6"	Main				
Mstr Bed	4.11 x 3.56	13'6"X11'8"	Upper	Family Rm	5.33 x 3.61	17'6"X11'10"	Main				
Bedroom	3.43 x 2.67	11'3"X8'9"	Upper	Bedroom	3.71 x 2.69	12'2"X8'10"	Upper				
Utility Rm	3.68 x 1.96	12'1"X6'5"	Bsmnt	Rec Rm	9.4 x 3.56	30'10"X11'8"	Bsmnt				
Den	3.81 x 2.95	12'6"X9'8"	Bsmnt	Storage	2.44 x 2.34	8'0"X7'8"	Bsmnt				

						Property Information					
Fin FP/Rgh-In:	1					FP Fuel:	Gas Only				
Heating:	Forced Air-1					Roof Type:	Asphalt Shingles				
Heating Fuel:	Natural Gas					Heat Fuel Desc:					
Construction:	Wood Frame					Foundation:	Concrete				
Basement:	Walkout					Bsmnt Dev:	Fully Finished				
Exterior:	Brick, Vinyl										
Features:	Deck										
Site Influences:	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby										
Goods Included:	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Window Coverings-All										
Flooring:	Ceramic Tile, Laminate Flooring										
Garage:	Yes					Lot Shape:	Pie Shaped				
Garage Dim:	21'6"X18'4"					TTL:	632.70 m2				
Parking:	2/Double Garage Attached					Frntg X Depth:	8.81				
Road Access:						Enclosed Prk:	2 Garage: 21'6"X18'4"				
Front Exposure:	South					Land Use:	R-1				
Acres Wtr Rghts:						Tax Amt/Yr:	\$2,704/2016				
HOA:	No										
Elem School:	Meadowbrook Elementary					High School:					
Jr/Mid Schl:	Meadowbrook School					Other School:					

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



Detached

[256 MARQUIS PL SE](#)**Sold**

Sold Date: 04/13/2017

List Price: \$419,900

Sold Price: \$412,500



Detached	MLS®#:	C4107711
Area:	Postal Code:	T4A 1Y3
Community:	Zone:	
Type:	Year Built:	1979
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	36
Linc #:	Blk: 5	
List Date:	DOM:	12
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No SRR: No Disc:	Conform:
Restrictions:	None Known, See Remarks, Call Lister	
Warranty:	None	New Hm Old Lt:
Possession:	/Negotiable	

"Wow" doesn't do this home justice, it's exceptional. When you walk into your new home, you are greeted with a modern open concept layout that's brilliant for entertaining family and friends. Your main floor has been renovated & features beautiful alder hardwood, brand new chef's kitchen w/granite counters, high end SS appliances including a gas stove. Stunning details including travertine backsplash, under counter lighting, & loads of conveniences such as touch operated faucet, pull out drawers for recycling & in the pantry, central vac floor sweep, & so much more. Upstairs you'll appreciate the family friendly layout with 3 bedrooms, a beautifully renovated bathroom & the spacious master retreat complete with renovated 3 pc. ensuite. The lower levels feature a 4th bedroom, additional family room, another renovated bathroom, workshop / storage area in the lower level. Location is awesome! Close to shopping, schools, parks & paths, huge private lot on a quiet street. Please see additional public remarks.

This home has been completely upgraded with the following: New furnace, tankless hot water heater, new windows, new exterior doors, new shingles, new soffit and fascia, new garage door, newer siding and exterior paint, new stone-work, showers installed with "Kerdi shower system", upgraded insulation, and more. This great home is basically a new home in an established location! Other features are: heated garage, RV parking, raised garden beds come with "cold frame" with temperature regulated opener, mature trees, raspberry bushes....

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	0	1	1	0	0	Main:	47.75	514	Finish Lvl: 3	
EnSt Bth:		0	1	0	0	0	Upper:	52.30	563		
Bdrms Abv:	3	Beds:	4				Lower:	44.59	480		
Rms Abv:	7	F/H Baths:	3/0				Total A.G.	100.06	1,077		
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Kitchen	4.09 x 3.28	13'5''X10'9''	Main	<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				
Living Rm	3.28 x 3.05	10'9''X10'0''	Main	Dining Rm	3.91 x 3.3	12'10''X10'10''	Main				
Other	1.65 x 1.45	5'5''X4'9''	Main	Family Rm	5.94 x 2.9	19'6''X9'6''	Lower				
Storage	3.45 x 3.07	11'4''X10'1''	Bsmnt	Laundry	3.35 x 3.2	11'0''X10'6''	Bsmnt				
Mstr Bed	4.14 x 3.43	13'7''X11'3''	Upper	Utility Rm	2.31 x 1.55	7'7''X5'1''	Bsmnt				
Bedroom	2.64 x 2.46	8'8''X8'1''	Upper	Bedroom	3.56 x 2.41	11'8''X7'11''	Upper				
				Bedroom	3.33 x 2.84	10'11''X9'4''	Lower				

## Property Information

Fin FP/Rgh-In:	1	FP Fuel:	See Remarks
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Full, See Remarks	Bsmt Dev:	Partly Finished
Exterior:	Cedar, See Remarks, Vinyl, Wood		
Features:	Deck, Hot Water -Tankless, Insulation-Upgraded, No Smoking Home, Windows - Vinyl, Workshop		
Site Influences:	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Schools, See Remarks, Shopping Nearby, Treed Lot, Vegetable Garden		
Goods Included:	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All		
Goods Excluded:	Fridge and freezer in basement and freezer in garage.		
Flooring:	Carpet, Cork Flooring, Hardwood, Slate	Lot Shape:	Rectangular
Garage:	Yes	TTL:	518.30 m2
Garage Dim:	22'10"X21'2"	Frntg X Depth:	13.1
Parking:	5/Double Garage Detached, Double Indoor, Insulated, Heated, Ov	Enclosed Prk:	2 Garage:22'10"X21'2"
Road Access:		Land Use:	R-1
Front Exposure:	South	Tax Amt/Yr:	\$2,319/2016
# Parcels:		LI:	0
Acres Wtr Rghts:			
Sewer/Septic:	Municipal/Community		
HOA:	No		
School District:	www.rockyview.ab.ca	High School:	www.rockyview.ab.ca
Elem School:	www.rockyview.ab.ca	Other School:	
Jr/Mid Schl:	www.rockyview.ab.ca		

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

Detached

[53 MARQUIS PL SE](#)**Sold**

Sold Date: 09/08/2017

List Price: \$415,000

Sold Price: \$410,000



Detached						MLS®#:	C4133053
Area:	Airdrie					Postal Code:	T4A 1Z2
Community:	Meadowbrook MDB					Zone:	
Type:	Detached					Year Built:	1980
Style:	Bi-Level					Condo Type:	Not a Condo
Legal Plan:	7811612	Blk: 4				Lot:	29
Linc #:	0015640014					DOM:	24
List Date:	08/15/2017						
Title to Land:	Fee Simple						
Ownership:	Private						
Exclusion:	No	SRR: No	Disc:		Conform:		
Restrictions:	None Known						
Possession:	/Negotiable						

Don't lift a finger in this completely renovated Bi-level home, situated on a large corner lot in Meadowbrook! Walking in the front door, it's clear to see that no detail was missed! Low maintenance vinyl plank flooring run throughout the entire home and lead you upstairs to the spacious open concept living area hosting huge bright windows. The Kitchen includes QUARTZ countertops, eat-up island, STAINLESS appliances, GAS stove w/ double oven, tile backsplash, loads of storage space and a door leading out to the South facing back deck. The dining area w/ bay window is perfect for entertaining and flows into the living room w/ Floor to ceiling stone feature GAS fireplace. A large Master bedroom with His & Her closets, 4pc bath with glass vanity & tile flooring and 2 additional bedrooms complete this level.

Stunning spindled railings take you down the stairs to so much space to stretch out including a Family room area w/ cozy wood burning fireplace and Rec Rm w/ Rough-in for a wet bar. A 4th bedroom hosting a large walk in closet, quiet den space which is great for a home office as well as a 3pc bathroom, large storage area and laundry room. This basement has so much room for imagination, the den could easily be converted into 5th bedroom w/ the simple addition of a closet! A gorgeous fully landscaped and fenced back yard is where you'll want to spend your time, stepping down to the massive deck w/ pergola, fire pit area and a double detached garage with additional parking for your RV. What's not to love about this place! Call today for your private viewing.

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	0	1	1	0	0	Main:	114.55	1,233	Finish Lvl: 2	
EnSt Bth:		0	0	0	0	0	Lower:	110.00	1,184		
Bdrms Abv:	3	Beds: 4					Total A.G.	114.55	1,233		
Rms Abv:	6	F/H Baths: 2/0									
<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	5.61 x 3.58	18'5''X11'9''	Main	Dining Rm 3.35 x 3.3 11'0''X10'10''Main							
Kitchen	4.8 x 4.52	15'9''X14'10''	Main	Mstr Bed 3.94 x 3.43 12'11''X11'3''Main							
Bedroom	4.52 x 2.74	14'10''X9'0''	Main	Bedroom 3.02 x 3.63 9'11''X11'11''Main							
Family Rm	4.65 x 3.61	15'3''X11'10''	Bsmnt	Rec Rm 3.1 x 4.95 10'2''X16'3'' Bsmnt							
Bedroom	4.06 x 3.3	13'4''X10'10''	Bsmnt	Den 2.72 x 4.5 8'11''X14'9'' Bsmnt							
Storage	2.72 x 1.52	8'11''X5'0''	Bsmnt	Laundry 2.72 x 2.54 8'11''X8'4'' Bsmnt							

Property Information				
Fin FP/Rgh-In:	2		FP Fuel:	Gas Only, Wood Only
Heating:	Forced Air-1		Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas		Heat Fuel Desc:	
Construction:	Wood Frame		Foundation:	Concrete
Basement:	Full		Bsmt Dev:	Fully Finished
Exterior:	Brick, Stone, Vinyl			
Features:	Deck, Fire Pit			
Site Influences:	Back Lane, Corner, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby			
Goods Included:	Dishwasher-Built-In, Microwave Hood Cover, Oven-Built-In, Refrigerator, Stove-Gas, Window Coverings-All			
Goods Excluded:	Stand up Freezer, 2 Coat Racks, Wine Holder			
Flooring:	Carpet, Ceramic Tile, Laminate Flooring		Lot Shape:	Rectangular
Garage:	Yes		TTL:	469.70 m2
Garage Dim:	25'1''X23'4''		Frntg X Depth:	16.21x28.94
Parking:	3/Double Garage Detached		Enclosed Prk:	2 Garage:25'1''X23'4''
Road Access:			Land Use:	R-1
Front Exposure:	East		Tax Amt/Yr:	\$2,197/2016
# Parcels:			LI:	0
Acres Wtr Rghts:		Total Acres:	0.00	
HOA:	No			

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

Detached [516 Meadowbrook BA SE](#)

**Sold**  
 Sold Date: 01/25/2017  
 List Price: \$398,900  
 Sold Price: \$392,000



Detached	MLS®#: C4086697
Area: Airdrie	Postal Code: T4A 2A9
Community: Meadowbrook MDB	Zone:
Type: Detached	Year Built: 1992
Style: Bi-Level	Condo Type: Not a Condo
Legal Plan: 9111692	Lot: 49
Linc #: 0019528456	Blk: 8
List Date: 10/18/2016	DOM: 99
Title to Land: Fee Simple	
Ownership: Private	
Exclusion: No	SRR: No Disc: Conform:
Restrictions: Easement Registered On Title, Airspace Restriction, Utility Right Of Way	
Possession: /Immediate	

Available immediately! Fully finished bi level with 5 bedrooms and 4 baths has central air for your comfort in addition to new siding and roof. The living/dining area features a vaulted ceiling and fireplace. Bright sunny kitchen with moveable island and eating area and newer appliances. The main level has 3 bedrooms including the master with full ensuite. Downstairs are two additional good sized bedrooms, 1 with ensuite bath, and a large recreation room with fireplace. Lots of storage. Enjoy the large yard with multi level deck/patio area and firepit. Located on a quiet street in a family friendly area with elementary, middle and high schools within walking distance.

						Rooms							
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	Finish Lvl:	2		
Baths:	0	0	0	2	0	0	Main:	112.04	1,206				
EnSt Bth:		0	2	0	0	0	Total A.G.	112.04	1,206				
Bdrms Abv:	3	Beds:	5										
Rms Abv:	6	F/H Baths:	4/0										
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>										
KT Eating	4.24 x 4.34	13'11''X14'3''	Main										
Dining Rm	3.33 x 2.72	10'11''X8'11''	Main										
Bedroom	3.78 x 2.41	12'5''X7'11''	Main										
Bedroom	3.1 x 3.17	10'2''X10'5''	Lower										
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>										
Living Rm	3.33 x 3.66	10'11''X12'0''	Main										
Mstr Bed	3.63 x 3.63	11'11''X11'11''	Main										
Bedroom	2.57 x 3.3	8'5''X10'10''	Main										
Bedroom	3.38 x 3.89	11'1''X12'9''	Lower										

Property Information				
Fin FP/Rgh-In:	2		FP Fuel:	Gas Only
Heating:	Forced Air-1		Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas		Heat Fuel Desc:	
Construction:	Wood Frame		Foundation:	Concrete
Basement:	Full		Bsmt Dev:	Fully Finished
Exterior:	Brick, Vinyl			
Features:	Deck, Fire Pit, Patio, Vaulted Ceiling			
Site Influences:	Fenced, Flat Site, Landscaped, No Back Lane, Schools, Shopping Nearby			
Goods Included:	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings-All			
Flooring:	Carpet, Linoleum		Lot Shape:	Rectangular
Garage:	Yes		TTL:	449.57 m2
Garage Dim:			Frntg X Depth:	13.4
Parking:	2/Double Garage Attached		Enclosed Prk:	2
Road Access:			Land Use:	R-1
Front Exposure:	West		Tax Amt/Yr:	\$2,428/2016
Acres Wtr Rghts:		Total Acres:	0.11	
HOA:	No			

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

Detached

[43 Maple WY SE](#)**Sold**

Sold Date: 09/09/2017

List Price: \$385,000

Sold Price: \$385,000



Detached		MLS®#:	C4134928
Area:	Airdrie	Postal Code:	T4A 2A2
Community:	Meadowbrook MDB	Zone:	
Type:	Detached	Year Built:	1988
Style:	4 Lvl Split	Condo Type:	Not a Condo
Legal Plan:	8410630	Lot:	80
Linc #:	0013471149	Blk: 2	
List Date:	09/01/2017	DOM:	8
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	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	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	Beds:	5				Below Grade:	106.84	1,150		
Rms Abv:	7	F/H Baths:	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:		FP Fuel:	Gas Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Full	Bsmt Dev:	Fully Finished
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	Lot Shape:	Rectangular
Amenities:	Fireplaces, Laundry Facility, Parking-Plug-Ins, Storage	TTL:	454.40 m2
Garage:	Yes	Frntg X Depth:	14.2x32
Garage Dim:	20'3"X20'10"	Enclosed Prk:	2 Garage:20'3"X20'10"
Parking:	4/Double Garage Attached, Insulated, Front Drive Access, Parking	Land Use:	R-1
Road Access:		Tax Amt/Yr:	\$2,403/2016
Front Exposure:	North		
Acres Wtr Rghts:			
HOA:	No		
Elem School:	Meadowbrook	High School:	Bert Church High School
Jr/Mid Schl:	Meadowbrook	Other School:	

Total Acres: 0.11

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



Detached

[448 MEADOWBROOK BA SE](#)**Sold**

Sold Date: 06/22/2017

List Price: \$394,900

Sold Price: \$385,000



Detached			MLS®#:	C4110965
Area:	Airdrie		Postal Code:	T4A 2B1
Community:	Meadowbrook MDB		Zone:	
Type:	Detached		Year Built:	1993
Style:	4 Lvl Split		Condo Type:	Not a Condo
Legal Plan:	9211412	Blk: 8	Lot:	56
Linc #:	0023106594			
List Date:	04/18/2017		DOM:	65
Title to Land:	Fee Simple			
Ownership:	Private			
Exclusion:	No	SRR: No	Disc:	Conform: 2012
Conform Rpt:	Real Property Report	With Compliance		
Restrictions:	Utility Right Of Way			
Possession:	60/Negotiable			

Welcome Home! Spacious McKee built 4 level split located on a quiet cul-de-sac in the desirable community of Meadowbrook. The main floor features bay windows in the kitchen and living room, updated flooring, and some newer appliances. Down a few steps to a large family room with gas fireplace, 3 piece bath, and laundry. Upstairs there is a 4 piece main bath, 3 bedrooms including the master with large walk-in closet and 3 piece ensuite. The partially finished basement has an office, a nearly 6 foot high crawl space, and plenty of room to add your finishing touch. Out back is a 2 tiered deck with BBQ gas line, new railings, storage shed, and a very well kept yard. This home also offers an oversized heated double garage with 220 power and work bench. Home has high efficient furnace (2013) + new roof & eavestroughs (2014). Located close to shopping, restaurants, schools, walking paths, and Genesis Place, call today to book your viewing.

						Rooms						
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>			
Baths:	0	0	1	1	0	0	Main:	86.77	934	Finish Lvl: 3		
EnSt Bth:	0	0	1	0	0	0	Total A.G.	145.95	1,571			
Bdrms Abv:	3	Beds:	3									
Rms Abv:	7	F/H Baths:	3/0									
<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	3.86 x 3.25	12'8"X10'8"	Main					Dining Rm	3.2 x 2.9	10'6"X9'6"	Main	
KT Eating	4.78 x 3.68	15'8"X12'1"	Main					Family Rm	5.49 x 3.43	18'0"X11'3"	Main	
Den	4.04 x 3.76	13'3"X12'4"	Lower					Mstr Bed	4.37 x 3.45	14'4"X11'4"	Upper	
Bedroom	3.1 x 2.74	10'2"X9'0"	Upper					Bedroom	2.95 x 2.72	9'8"X8'11"	Upper	
Property Information												
Fin FP/Rgh-In:	1							FP Fuel:	Gas Only			
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:	Brick, Stucco											
Features:	Deck, Patio, Vaulted Ceiling											
Site Influences:	Cul-De-Sac, Fenced, Flat Site, Landscaped, No Through Road, Playground Nearby, Schools, See Remarks, Shopping Nearby											
Goods Included:	Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, See Remarks, Storage Shed, Stove -Electric, Vacuum Systems, Washer, Window Coverings-All											
Goods Excluded:	key holder at garage entrance, vise, electric fireplace, folding table attached to garage wall, small white cabinet in garage											
Flooring:	Carpet, Laminate Flooring, Linoleum							Lot Shape:	Rectangular			
Garage:	Yes							TTL:	480.70 m2			
Garage Dim:								Frntg X Depth:	13.88			
Parking:	4/Double Garage Attached, 220 Volt Wiring, Heated							Enclosed Prk:	2			
Road Access:								Land Use:	R-1			
Front Exposure:	Southeast							Tax Amt/Yr:	\$2,415/2016			
# Parcels:								LI:	0			
Acres Wtr Rghts:		Total Acres:						0.00				
HOA:	No											

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



Detached [204 MARQUIS PL SE](#)**Sold**

Sold Date: 08/25/2017

List Price: \$389,900

Sold Price: \$383,000



Detached	MLS®#:	C4130028
Area:	Postal Code:	T4A 1Y4
Community:	Zone:	
Type:	Year Built:	1979
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	18
Linc #:	Blk: 3	
List Date:	DOM:	17
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No SRR: No Disc:	Conform:
Restrictions:	Utility Right Of Way	
Possession:	/Negotiable	

Live in an established area with an UPDATED HOME close to all amenities with 204 Marquis Place! Having undergone extensive updating, means this home is move in ready! The main floor features a large living room complete with a wood burning fireplace and 14 ft ceilings. Go up a few steps to a large kitchen REFINISHED CABINETS, as well as bright dining area and sunny east facing deck. Completing this level is a recently updated modern main bath, bright second bedroom, master with double closets and recently updated master ensuite which features a slate wall / glass shower and modern vanity. The lower level features a large den or media room, 2 bedrooms and 3rd full bath, recently updated. Updates to the home include, New Windows, New Roof, New Paint, New Laminate Flooring on Main Floor, High Efficiency Furnace, Refinished Kitchen Cabinets, Updated Bathrooms.

Large west facing backyard with an exposed aggregate pad, storage shed, and oversized double detached garage wired for 220! Step out your back yard to public transit that takes you within Airdrie or to Downtown Calgary. Steps to many Shopping Amenities of Kingsview Shopping Area including Restaurants, Grocery, Banks, Medical. 10 minute walk to enjoy amenities of Genesis place! Book your Private showing today!

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	0	0	2	0	0	Main:	103.40	1,113	Finish Lvl:	2
EnSt Bth:		0	1	0	0	0	Below Grade:	81.01	872		
Bdrms Abv:	2						Total A.G.	103.40	1,113		
Rms Abv:	5										
		Beds:	4								
		F/H Baths:	3/0								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Living Rm	5.77 x 4.06	18'11"X13'4"	Main								
Bkfst Nook	4.11 x 2.44	13'6"X8'0"	Main								
Bedroom	3.66 x 3.05	12'0"X10'0"	Main								
Bedroom	3.86 x 3.71	12'8"X12'2"	Bsmnt								
Storage	5.66 x 3.99	18'7"X13'1"	Bsmnt								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Kitchen	3.73 x 3.02	12'3"X9'11"	Main								
Mstr Bed	4.42 x 3.02	14'6"X9'11"	Main								
Den	4.17 x 3.86	13'8"X12'8"	Bsmnt								
Bedroom	3.53 x 2.84	11'7"X9'4"	Bsmnt								
Laundry	2.79 x 2.74	9'2"X9'0"	Bsmnt								

Property Information			
Fin FP/Rgh-In:	1	FP Fuel:	Wood Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Full	Bsmt Dev:	Fully Finished
Exterior:	Brick, Vinyl, Wood		
Features:	Deck, Fire Pit, Windows - Vinyl		
Site Influences:	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot		
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings-All		
Flooring:	Laminate Flooring	Lot Shape:	Pie Shaped
Garage:	Yes	TTL:	497.60 m2
Garage Dim:	22'0''X24'0''	Frntg X Depth:	9.93x31.32
Parking:	4/Double Garage Detached	Enclosed Prk:	2 Garage:22'0''X24'0''
Road Access:		Land Use:	R-1
Front Exposure:	East	Tax Amt/Yr:	\$2,017/2016
# Parcels:		LI:	0
Acres Wtr Rghts:		Total Acres:	0.00
HOA:	No		

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

Detached

[133 MOUNTAIN CIRCLE](#)**Sold**

Sold Date: 01/15/2017

List Price: \$394,800

Sold Price: \$380,200



Detached	MLS®#:	C4092638
Area:	Postal Code:	T4A 1X3
Community:	Zone:	
Type:	Year Built:	1980
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	25
Linc #:	Blk: 3	
List Date:	DOM:	16
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No SRR: No Disc:	Conform:
Restrictions:	Airspace Restriction	
Possession:	45/Neg.	

Beautiful FULLY FINISHED 2 Storey sitting on a HUGE LOT with a single attached garage (w 220) & an OVERSIZED (approx) 24ftx26ft HEATED DOUBLE DETACHED GARAGE with 220 wiring & RV Parking! You will LOVE the mature & established community of Meadowbrook – where the TREES are BIG! Recent updates include 11 newer windows, shingles & high efficiency furnace. The main floor features a spacious kitchen with maple cabinets, under cabinet lighting & a beautiful custom built-in island. The BRIGHT south facing living room centers on a cozy wood burning fireplace. Upstairs you'll find a large BONUS ROOM, 3 bedrooms including a master retreat with its own walk in closet & spa like ensuite – with heated tile floors & a jetted tub! The FULLY FINISHED Basement has polished concrete floors & adds a perfect games room with a wet bar! The landscaping features an impressive sustainable ecosystem including 2 apple trees, berries, herbs, garlic, onions (etc.) & a variety of perennials in the front & SUNNY SOUTH FACING BACKYARD!

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt		
Baths:	0	1	0	1	0	0	Main:	71.81	773		
EnSt Bth:		0	0	1	0	0	Upper:	93.92	1,011		
Bdrms Abv:	3	Beds:	3				Total A.G.	159.98	1,722		
Rms Abv:	6	F/H Baths:	2/1								
<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	5.64 x 3.45	18'6"X11'4"	Main				Family Rm	6.68 x 4.24	21'11"X13'11"	Main	
Kitchen	3.02 x 2.54	9'11"X8'4"	Main				Mstr Bed	3.76 x 3.02	12'4"X9'11"	Upper	
Bedroom	4.5 x 2.39	14'9"X7'10"	Upper				Bedroom	3.33 x 2.44	10'11"X8'0"	Upper	

Property Information				
Fin FP/Rgh-In:	1	FP Fuel:	Wood Only	
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles	
Heating Fuel:	Natural Gas	Heat Fuel Desc:		
Construction:	Wood Frame	Foundation:	Concrete	
Basement:	Full	Bsmt Dev:	Fully Finished	
Exterior:	Brick, Vinyl			
Features:	Greenhouse, No Smoking Home			
Site Influences:	Back Lane, Fenced, Fruit Trees/Shrubs, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden			
Goods Included:	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings-All			
Flooring:	Carpet, Laminate Flooring, Linoleum	Lot Shape:	Rectangular	
Garage:	Yes	TTL:	541.30 m2	
Garage Dim:	24'0''X25'82''	Frntg X Depth:	14.3x37.7	
Parking:	5/Single Garage Attached, Double Garage Detached, 220 Volt Wiri		Enclosed Prk:	3 Garage:24'0''X25'82''
Road Access:		Land Use:	R-1	
Front Exposure:	North	Tax Amt/Yr:	\$2,473/2016	
# Parcels:		LI:	0	
HOA:	No			

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

Detached [99 Maple WY SE](#)

**Sold**  
Sold Date: 03/15/2017

List Price: \$392,500  
Sold Price: \$376,000



Detached	MLS®#:	C4094728
Area:	Postal Code:	T4A 2A2
Community:	Zone:	
Type:	Year Built:	1989
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	30
Linc #:	Blk: 3	
List Date:	DOM:	56
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No SRR: No Disc:	Conform:
Restrictions:	None Known	
Warranty:	None	New Hm Old Lt:
Possession:	45/Negotiable	

Terrific value!! Updated, spacious 1751 square foot 2 Storey split with 3 +1 bedrooms and 2.5 baths. This home is located on a quiet street and features vaulted ceilings, gleaming hardwood floors and new quartz counter tops. You will find hardwood through-out main floor, stairwell and upper level. Stucco exterior with newer roof shingles. Traditional living room and dining room greets you at the front entry with vaulted ceilings. Large country oak kitchen with island overlooks breakfast nook and main floor family room. Patio door off breakfast nook leads to a large deck and a spacious, sunny west back yard. Gas fireplace in family room with oak mantle. Upgraded R-45 insulation in attic. Double attached garage and serviced by a back lane for additional parking. Great home for the growing family. Price Reduced to \$392,500 Jan. 27!

						Rooms					
Baths:	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
EnSt Bth:	0	2	0	1	0	0	Main:	85.19	917	Finish Lvl: 2	
Bdrms Abv:		0	1	0	0	0	Total A.G.	162.67	1,751		
Rms Abv:	3	Beds:	4								
	7	F/H Baths:	2/2								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Living Rm	5.89 x 3.51	19'4"X11'6"	Main	<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				
Family Rm	4.75 x 3.38	15'7"X11'1"	Main	Kitchen	5.49 x 3.91	18'0"X12'10"	Main				
Mstr Bed	4.6 x 3.48	15'1"X11'5"	Upper	Bkfst Nook	2.13 x 2.82	7'0"X9'3"	Main				
Bedroom	3.58 x 2.69	11'9"X8'10"	Upper	Bedroom	3.78 x 3.68	12'5"X12'1"	Upper				
				Bedroom	5.79 x 3.38	19'0"X11'1"	Lower				

Property Information			
Fin FP/Rgh-In:	1/2	FP Fuel:	Gas Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Preserved Wood
Basement:	Full	Bsmt Dev:	Partly Finished
Exterior:	Brick, Stucco		
Features:	Vaulted Ceiling		
Site Influences:	Back Lane, Fenced, Flat Site, Landscaped, Level Land		
Goods Included:	Air Cleaner-Electronic, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings-All		
Flooring:	Ceramic Tile, Hardwood, Laminate Flooring	Lot Shape:	Rectangular
Garage:	Yes	TTL:	390.10 m2
Garage Dim:		Frntg X Depth:	12.4x31.3
Parking:	2/Double Garage Attached	Enclosed Prk:	2
Road Access:		Land Use:	R-1
Front Exposure:	East	Tax Amt/Yr:	\$2,368/2015
# Parcels:		LI:	0
Acres Wtr Rghts:		Total Acres:	0.00
HOA:	No		

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

Detached

[1336 MEADOWBROOK DR SE](#)**Sold**

Sold Date: 06/24/2017

List Price: \$374,900

Sold Price: \$374,900



Detached	MLS®#:	C4123346
Area:	Postal Code:	T4A 2B3
Community:	Zone:	
Type:	Year Built:	1993
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	85
Linc #:	Blk: 1	
List Date:	DOM:	8
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No SRR: No Disc: Conform:	
Restrictions:	Airspace Restriction, Utility Right Of Way	
Warranty:	None	New Hm Old Lt:
Possession:	45/negotiable	

BEAUTIFUL 4 level split in the popular community of MEADOWBROOK. This home has many upgrades to the exterior: New SIDING, SHINGLES, AND SKYLIGHT IN 2014 NEW WINDOWS IN 2013, NEW DECK 2015 AND NEW PATIO IN 2016. On the interior: NEW HOT WATER TANK 2016, LAMINATE FLOORING IN THE KITCHEN and LINOLIUM in the bathrooms. This house is filled with light from the large windows and you will feel at home the minute you walk in the door. The Master Bedroom upstairs is quite large with a walk-in closet and 3-PCE EN-SUITE. The other 2 bedrooms are good sized and the main bath has a jetted tub. The third level features a gas fire place for those cozy family nights, 1/2 bath, laundry room and entrance from the double attached garage. The partially-finished basement makes a great office area/den and there is a rough-in for a future bathroom. The crawl space on the lower level has tons of storage space! This home boasts a huge back yard with a large patio, shed, and back lane access! Be the first to see this GEM!

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	Finish Lvl:	4
Baths:	0	1	0	1	0	0	Main:	82.96	893		
EnSt Bth:		0	1	0	0	0	Upper:	65.03	700		
Bdrms Abv:	3	Beds:	3				Total A.G.	147.99	1,593		
Rms Abv:	6	F/H Baths:	2/1								
Room Type	Dimensions/M	Dimensions/Ft	Level					Room Type	Dimensions/M	Dimensions/Ft	Level
Living Rm	6.45 x 3.1	21'2"X10'2"	Main					Kitchen	3.25 x 3.45	10'8"X11'4"	Main
Family Rm	5.77 x 3.4	18'11"X11'2"	Lower					Mstr Bed	4.47 x 3.45	14'8"X11'4"	Upper
Bedroom	3.25 x 2.72	10'8"X8'11"	Upper					Bedroom	3.58 x 2.95	11'9"X9'8"	Upper
Den	5.84 x 5.28	19'2"X17'4"	Bsmnt					Bkfst Nook	2.72 x 2.44	8'11"X8'0"	Main

## Property Information

Fin FP/Rgh-In:	1	FP Fuel:	Gas Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Crawl Space	Bsmt Dev:	Partly Finished
Exterior:	Brick, Vinyl		
Features:	Deck, No Animal Home, No Smoking Home, Skylight, Windows - Vinyl		
Site Influences:	Back Lane, Fenced, Landscaped		
Goods Included:	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Cover, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings-All		
Goods Excluded:	curtains in both children's bedrooms play structure in backyard		
Flooring:	Carpet, Laminat Flooring, Linoleum	Lot Shape:	Rectangular
Garage:	Yes	TTL:	464.70 m2
Garage Dim:	21'2"X19'2"	Frntg X Depth:	13.5x34
Parking:	4/Double Garage Attached	Enclosed Prk:	2 Garage:21'2"X19'2"
Road Access:		Land Use:	R-1
Front Exposure:	South	Tax Amt/Yr:	\$2,386/2017
# Parcels:		LI:	0
Acres Wtr Rghts:			
HOA:	No	Total Acres:	0.00

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

Detached

[136 MARQUIS PL SE](#)**Sold**

Sold Date: 08/01/2017

List Price: \$375,000

Sold Price: \$367,500



Detached	MLS®#:	C4125624
Area:	Postal Code:	T4A 1Y7
Community:	Zone:	
Type:	Year Built:	1979
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	35
Linc #:	Blk: 3	
List Date:	DOM:	31
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No SRR: No Disc: Conform:	
Restrictions:	Airspace Restriction, Utility Right Of Way	
Possession:	14	

This fantastic UPDATED 2-storey home is located in the mature neighbourhood of Meadowbrook with large trees and backing onto a pathway. Updates include NEW flooring, lighting, kitchen, trim, shingles, siding, appliances – plus HE furnace, windows, and bathrooms! The main floor features hardwood throughout, kitchen with quartz OVERSIZED island with new off-white cupboards, with TONS of counter top space, overlooking four-seasons dream room accessing back yard, powder room, PLUS cozy living room with fireplace. Upstairs Master with 2-piece ensuite and two more bedroom, 4-piece main bathroom, all renovated. Enjoy the basement Rec room, and flex room with 4-piece bath. Basement furnace room has lots of storage space for family extras. Back yard is suitable for garage development or enjoy as is with large side deck and south facing back yard. Great location close to the QEII for a quick commute into Calgary and close to schools and shopping- this is a great home in a fantastic location!

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	1	0	2	0	0	Main:	93.46	1,006	Finish Lvl: 3	
EnSt Bth:		1	0	0	0	0	Upper:	56.39	607		
Bdrms Abv:	3	Beds:	3				Lower:	37.63	405		
Rms Abv:	7	F/H Baths:	2/2				Total A.G.	149.85	1,613		
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Living Rm	5.28 x 3.56	17'4"X11'8"	Main								
Dining Rm	4.34 x 2.87	14'3"X9'5"	Main								
Mstr Bed	3.66 x 3.58	12'0"X11'9"	Upper								
Bedroom	3.07 x 3.02	10'1"X9'11"	Upper								
Office	4.14 x 2.64	13'7"X8'8"	Bsmnt								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Kitchen	4.62 x 3.61	15'2"X11'10"	Main								
Sun Rm	6.15 x 3.51	20'2"X11'6"	Main								
Bedroom	3.02 x 2.46	9'11"X8'1"	Upper								
Rec Rm	4.8 x 3.1	15'9"X10'2"	Bsmnt								

Property Information				
Heating:	Forced Air-1		Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas		Heat Fuel Desc:	
Construction:	Concrete		Foundation:	Concrete
Basement:	Full		Bsmt Dev:	Fully Finished
Exterior:	Vinyl			
Features:	Deck, No Smoking Home			
Site Influences:	Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby			
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All			
Flooring:	Carpet, Ceramic Tile, Hardwood		Lot Shape:	Rectangular
Garage:	No		TTL:	518.30 m2
Garage Dim:			Frntg X Depth:	13.71x37.79
Parking:	2/Front Drive Access, Parking Pad Cement or Paved		Enclosed Prk:	
Road Access:			Land Use:	R-1
Front Exposure:	North		Tax Amt/Yr:	\$1,946/2016
# Parcels:			LI:	0
Acres Wtr Rghts:		Total Acres:	0.00	
HOA:	No			

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



Detached [1849 MEADOWBROOK DR SE](#)

**Sold**  
 Sold Date: 06/19/2017      List Price: \$369,900  
 Sold Price: \$365,000



Detached	MLS®#: C4120969
Area: Airdrie	Postal Code: T4A 1V2
Community: Meadowbrook MDB	Zone:
Type: Detached	Year Built: 1983
Style: Bungalow	Condo Type: Not a Condo
Legal Plan: 8011429	Lot: 42
Linc #: 0016273732	Blk: 1
List Date: 06/05/2017	DOM: 14
Title to Land: Fee Simple	
Ownership: Private	
Exclusion: No	SRR: No      Disc: Conform:
Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way	
Possession: 45/45-60 07/10/2017	

This lovely family home sits on a corner lot with mature trees and a double detached garage. The main level features the living room with bay window, dining room, kitchen, master bedroom with large closet and cheater ensuite 4 piece bathroom and 2 additional bedrooms. The lower level features a huge rec room with gas fireplace and bar, 3 piece bathroom, laundry/storage room with laundry sink and 2nd fridge and stove, and a 4th bedroom. The back yard features a private stone patio and a nice, private side yard. Recent updates include furnace (2010), siding and roof (2016). Windows replaced: Computer Room (2016), Living Room (2015), Master Bedroom and Den (2006) and Living Room (2003)

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	Finish Lvl:	2
Baths:	0	0	1	0	0	0	Main:	97.36	1,048		
EnSt Bth:		0	0	1	0	0	Total A.G.	97.36	1,048		
Bdrms Abv:	3	Beds:	3								
Rms Abv:	6	F/H Baths:	2/0								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Bedroom	3.02 x 2.62	9'11''X8'7''	Main								
Living Rm	4.57 x 3.66	15'0''X12'0''	Main								
Kitchen	2.64 x 2.54	8'8''X8'4''	Main								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Dining Rm	3.68 x 2.62	12'1''X8'7''	Main								
Bedroom	2.9 x 2.69	9'6''X8'10''	Main								
Mstr Bed	4.39 x 2.82	14'5''X9'3''	Main								

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:	Fully Finished
Exterior:	Vinyl		
Features:	Patio, Porch		
Site Influences:	Back Lane, Corner, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby		
Goods Included:	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings-All		
Flooring:	Carpet, Hardwood, Linoleum	Lot Shape:	Rectangular
Garage:	Yes	TTL:	523.90 m2
Garage Dim:		Frntg X Depth:	16.36
Parking:	2/Double Garage Detached	Enclosed Prk:	2
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
HOA:	No		

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

Detached

[1812 MEADOWBROOK GA SE](#)**Sold**

Sold Date: 08/04/2017

List Price: \$359,899

Sold Price: \$359,000



Detached  
 Area: Airdrie  
 Community: Meadowbrook MDB  
 Type: Detached  
 Style: 2 Storey  
 Legal Plan: 9311805 Blk: 9  
 Linc #: 0025527509  
 List Date: 07/06/2017  
 MLS® #: C4126354  
 Postal Code: T4A 2B4  
 Zone:  
 Year Built: 1993  
 Condo Type: Not a Condo  
 Lot: 14  
 DOM: 29  
 Title to Land: Fee Simple  
 Ownership: Private  
 Exclusion: No SRR: Yes Disc: Conform:  
 Restrictions: Easement Registered On Title, Airspace Restriction, Utility Right Of Way  
 Possession: /negotiable 08/31/2017

BEAUTIFUL – QUIET STREET – FAMILY HOME! Enjoy living in this Quiet cul-de-sac next to Fields and Bike Paths! This well kept Two Storey home is priced to SELL! Pride of ownership throughout, this home features 4 Bedrooms, 2.5 Bathrooms, and a Double Attached Garage. The main floor features NEW Hardwood flowing through the Kitchen and Dining, a Large Living Room with a Cozy Gas Fireplace, a Sunny welcoming Den, and a 2 piece bath with laundry. Upstairs features 3 Bedrooms, a Master with Walkthrough Closet, 4 Piece En-Suite with Separate Tub and Shower. 2 more Bedrooms and a 4 Piece Bath complete the Upstairs. Downstairs is finished with a Large Family Room, and 4th Bedroom. The Backyard features a Deck and Large Lawn space. Enjoy your morning Coffee on the front South Porch! Many NEW Fixtures and Lights, Water Heaters, Siding, and Roof! Come and see Today!

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	1	0	1	0	0	Main:	76.55	824	Finish Lvl: 3	
EnSt Bth:		0	0	1	0	0	Upper:	68.84	741		
Bdrms Abv:	3	Beds:	4				Total A.G.	145.39	1,565		
Rms Abv:	7	F/H Baths:	2/1								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Mstr Bed	4.47 x 3.43	14'8''X11'3''	Upper	<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				
Bedroom	3 x 2.9	9'10''X9'6''	Upper	Bedroom	2.9 x 2.57	9'6''X8'5''	Upper				
Bedroom				Den	2.74 x 3.73	9'0''X12'3''	Main				
Kitchen	2.41 x 2.79	7'11''X9'2''	Main	Dining Rm	2.49 x 3.48	8'2''X11'5''	Main				
Living Rm	5.56 x 3.66	18'3''X12'0''	Main	Family Rm	8.84 x 3.28	29'0''X10'9''	Bsmnt				
Bedroom	3.48 x 3.05	11'5''X10'0''	Bsmnt								

				Property Information			
Fin FP/Rgh-In:	1			FP Fuel:	Gas Only		
Heating:	Forced Air-1			Roof Type:	Asphalt Shingles		
Heating Fuel:	Natural Gas			Heat Fuel Desc:			
Construction:	Wood Frame			Foundation:	Concrete		
Basement:	Full			Bsmt Dev:	Fully Finished		
Exterior:	Vinyl						
Features:	Deck, No Smoking Home, Porch						
Site Influences:	Cul-De-Sac, Flat Site, No Back Lane, Park/Reserve, Schools						
Goods Included:	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings-All						
Flooring:	Carpet, Hardwood			Lot Shape:	Rectangular		
Garage:	Yes			TTL:	428.80 m2		
Garage Dim:				Frntg X Depth:	12.79x33.49		
Parking:	2/Double Garage Attached			Enclosed Prk:	2		
Road Access:				Land Use:	R-1		
Front Exposure:	South			Tax Amt/Yr:	\$2,325/2016		
# Parcels:				LI:	0		
Acres Wtr Rghts:		Total Acres:	0.00				
HOA:	No						

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

Detached

[1775 MEADOW BROOK DR SE](#)**Sold**

Sold Date: 09/13/2017

List Price: \$368,000

Sold Price: \$356,000



Detached		MLS®#:	C4133201
Area:	Airdrie	Postal Code:	T4A 2A4
Community:	Meadowbrook MDB	Zone:	
Type:	Detached	Year Built:	1991
Style:	4 Lvl Split	Condo Type:	Not a Condo
Legal Plan:	9011406	Lot:	41
Linc #:	0014437396	Blk: 1	
List Date:	08/16/2017	DOM:	28
Title to Land:	Fee Simple		
Ownership:	Private		
Exclusion:	No	SRR: No	Disc:
Restrictions:	None Known		Conform:
Warranty:	None		New Hm Old Lt:
Possession:	/Neg. 09/29/2017		

Price Reduced! This Home is waiting for your Family! 4 level back split located in the community of Meadow Brook. Walking distance to 4 Schools, Shopping, Parks and Pathways. This beautiful home comes with 3 bedrooms and 3 bathrooms. No CARPET in home, Laminate Floors. Large Kitchen comes with Stainless Steel appliances. Dining Area has a door leading onto a south facing 3 tier deck, great for BBQs and entertaining. Living room has vaulted ceilings, Laminate floors, huge newer front window! Upstairs the Master bedroom has an ensuite, 2 good size rooms, 3rd level is a huge open Family room big windows let in lots of natural light (3rd level there could be 2 more bedrooms put in) 4th level is a children's tv game playing area (could be a Man Cave), Laundry room. Out in the backyard we have a Over sized 23x23 double detached garage with 10' high walls and built in storage. 2015 Garage and house has New shingles, siding, house has some new windows and blinds. Call to view!

Directions: Eastlake Blvd turn East on Meadowbrook Drive #1775

	Rooms									
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	
Baths:	0	0	1	1	0	0	Main:	51.80	558	Finish Lvl: 4
EnSt Bth:		0	1	0	0	0	Upper:	59.60	642	
Bdrms Abv:	3		Beds: 3				Lower:	59.15	637	
Rms Abv:	6	F/H Baths:	3/0				Total A.G.	111.39	1,199	
<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>
Kitchen	3.3 x 2.64	10'10"X8'8"	Main				Dining Rm	3.99 x 2.72	13'1"X8'11"	Main
Living Rm	5.31 x 3.91	17'5"X12'10"	Main				Mstr Bed	3.73 x 3.38	12'3"X11'1"	Upper
Bedroom	3.02 x 2.9	9'11"X9'6"	Upper				Bedroom	4.04 x 3.05	13'3"X10'0"	Upper
Family Rm	7.57 x 4.98	24'10"X16'4"	Lower				Family Rm	3.35 x 1.85	11'0"X6'1"	Lower
Laundry	4.42 x 2.87	14'6"X9'5"	Bsmnt				Other	6.1 x 2.44	20'0"X8'0"	Bsmnt

## Property Information

Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Full, See Remarks	Bsmt Dev:	Fully Finished
Exterior:	Vinyl		
Features:	Deck, No Animal Home, No Smoking Home, Vaulted Ceiling		
Site Influences:	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot		
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings-All		
Goods Excluded:	Freezer, Boys rm blind, Kit shelving, hooks, shelving fridge in laundry & TV Rm, brown garage shelving, shark/Surfboard in Main Bath		
Flooring:	Laminate Flooring, Linoleum	Lot Shape:	Reverse Pie
Amenities:	Playground		
Garage:	Yes	TTL:	478.70 m2
Garage Dim:	23'0"X23'0"	Frntg X Depth:	18.57x33.48
Parking:	4/Double Garage Detached	Enclosed Prk:	2 Garage: 23'0"X23'0"
Road Access:		Land Use:	R-1
Front Exposure:	North	Tax Amt/Yr:	\$2,210/2016
# Parcels:		LI:	0
Acres Wtr Rghts:			
HOA:	No		
School District:	Rockyview	High School:	Www.rockyview.ab.ca
Elem School:	Www.rockyview.ab.ca	Other School:	
Jr/Mid Schl:	Www.rockyview.ab.ca		

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

Detached [180 MOUNTAIN CIRCLE](#)**Sold**

Sold Date: 05/10/2017

List Price: \$355,000

Sold Price: \$350,000



Detached	MLS®#: C4113032
Area: Airdrie	Postal Code: T4A 1X4
Community: Meadowbrook MDB	Zone:
Type: Detached	Year Built: 1980
Style: 2 Storey	Condo Type: Not a Condo
Legal Plan: 7911314	Lot: 37
Linc #: 0013654603	Blk: 2
List Date: 04/28/2017	DOM: 12
Title to Land: Fee Simple	
Ownership: Private	
Exclusion: No	SRR: No
Restrictions: None Known	Disc:
Possession: /negotiable	Conform:

This is the one you've been waiting for! A fantastic updated 2 storey home in a mature neighbourhood with large trees, backing onto a park AND onto a back lane allowing for RV parking! Brand new carpeting upstairs plus a newer roof, siding, exterior side and patio doors and appliances - plus furnace, windows, flooring and the upper level bathroom have all been updated. Gorgeous back yard with a bubbling water feature, a fire pit and a side dog run! You'll love hanging out on the no maintenance deck and bbq-ing with the natural gas hookup. 3 bedrooms upstairs plus an updated bathroom. The lower level is finished including a full bath, a wine making room complete with sink, built in wine racks plus two additional rooms - perfect for a home gym, hobby room, man cave or craft room! Great location close to the QEII for a quick commute into Calgary and close to schools and shopping - this is a great home in a fantastic location!

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	1	1	1	0	0	Main:	60.11	647	Finish Lvl: 3	
EnSt Bth:		0	0	0	0	0	Upper:	61.59	663		
Bdrms Abv:	3	Beds:	3				Total A.G.	121.70	1,310		
Rms Abv:	6	F/H Baths:	2/1								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Kitchen	3.58 x 3.25	11'9"X10'8"	Main								
Dining Rm	3.25 x 2.21	10'8"X7'3"	Main								
Bedroom	2.59 x 2.69	8'6"X8'10"	Upper								
Den	2.46 x 2.69	8'1"X8'10"	Lower								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Living Rm	5.38 x 3.12	17'8"X10'3"	Main								
Mstr Bed	4.27 x 4.01	14'0"X13'2"	Upper								
Bedroom	2.59 x 3.05	8'6"X10'0"	Upper								

Property Information			
Fin FP/Rgh-In:	1	FP Fuel:	Wood Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Full	Bsmt Dev:	Fully Finished
Exterior:	Brick, Vinyl		
Features:	Deck, Fire Pit		
Site Influences:	Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby		
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Cover, Stove-Gas, Washer, Window Coverings-All		
Flooring:	Carpet, Ceramic Tile, Laminate Flooring	Lot Shape:	Rectangular
Garage:	Yes	TTL:	481.60 m2
Garage Dim:		Frntg X Depth:	13.7
Parking:	1/Single Garage Attached	Enclosed Prk:	1
Road Access:		Land Use:	R-1
Front Exposure:	West	Tax Amt/Yr:	\$2,152/2016
# Parcels:		LI:	0
Acres Wtr Rghts:		Total Acres:	0.00
HOA:	No		

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

Detached [21 Marquis PL SE](#)**Sold**

Sold Date: 05/12/2017

List Price: \$349,900

Sold Price: \$348,500



Detached				MLS® #:	C4113166		
Area:	Airdrie				Postal Code:	T4A 1Y2	
Community:	Meadowbrook MDB				Zone:		
Type:	Detached				Year Built:	1979	
Style:	Bi-Level				Condo Type:	Not a Condo	
Legal Plan:	07811612	Blk: 5				Lot:	22
Linc #:	0011792356						
List Date:	05/01/2017				DOM:	11	
Title to Land:	Fee Simple						
Ownership:	Private						
Exclusion:	No	SRR: No	Disc: No	Conform:	2010		
Conform Rpt:	Real Property Report With Compliance						
Restrictions:	None Known						
Warranty:	None	New Hm Old Lt:					
Possession:	30/negotiable						

Looking for a nicely upgraded home where all the hard work is finished, with a garage fit for the mechanic in the family? Look no further! Over the last number of years, the owners have done TONS of work, including new kitchen, flooring, doors, new main floor bath, all new windows, new basement development, rear deck, & landscaping. The open plan main living area is spacious with an open kitchen, plenty of room for a proper dining table, living room, & interior blind patio doors with access to the large rear deck & yard. There are also 2 bedrooms & a full bath on the main level. The basement is fully finished with a large family room, 2 more bedrooms, 3 piece bath, & storage/laundry room. The heated 24'x26' garage with 12' ceilings give you plenty of room for a hoist to work on vehicles & there is plenty of space to store all your tools! There is additional parking space on the side driveway, which has ample room for an RV & more!

The yard is fully landscaped with enough grass for the kids to play, & upper & ground level decks. Affordably priced and in a great location! Move in and enjoy! INCLUDED: second fridge

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	0	0	2	0	0	Main:	85.01	915	Finish Lvl's:	2
EnSt Bth:		0	0	0	0	0	Total A.G.	85.01	915		
Bdrms Abv:	2	Beds:	4								
Rms Abv:	4	F/H Baths:	2/0								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
KT Eating	5.03 x 2.9	16'6"X9'6"	Main	<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				
Mstr Bed	4.57 x 2.92	15'0"X9'7"	Main	Living Rm	4.88 x 3.96	16'0"X13'0"	Main				
Family Rm	4.52 x 3.61	14'10"X11'10"	Bsmnt	Bedroom	3.05 x 2.74	10'0"X9'0"	Main				
Bedroom	3.28 x 2.79	10'9"X9'2"	Bsmnt	Bedroom	3.61 x 2.69	11'10"X8'10"	Bsmnt				
				Laundry	2.36 x 1.52	7'9"X5'0"	Bsmnt				

				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:	Fully Finished		
Exterior:	Composite, Vinyl						
Features:	Deck, No Animal Home, No Smoking Home, Patio, Windows - Vinyl, Workshop						
Site Influences:	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Paved Lane, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot						
Goods Included:	Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, See Remarks, Storage Shed, Stove-Electric, Washer, Window Coverings-All						
Flooring:	Ceramic Tile, Laminate Flooring, Wall to Wall Carpet			Lot Shape:	Rectangular		
Garage:	Yes			TTL:	469.93 m2		
Garage Dim:	24'''X26'''			Frntg X Depth:	14.04x33.49		
Parking:	4/Double Garage Detached, Front and Rear Drive Access, Heated, Enclosed Prk:			Enclosed Prk:	2 Garage:24'''X26'''		
Road Access:				Land Use:	R-1		
Front Exposure:	East			Tax Amt/Yr:	\$2,044/2016		
Acres Wtr Rghts:				Total Acres:	0.12		
HOA:	No						
School District:	Rocky View						

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



Detached

[105 MOUNTAIN CIRCLE](#)**Sold**

Sold Date: 08/18/2017

List Price: \$359,900

Sold Price: \$347,500



Detached						MLS®#:	C4123156
Area:	Airdrie					Postal Code:	T4A 1X3
Community:	Meadowbrook MDB					Zone:	
Type:	Detached					Year Built:	1980
Style:	2 Storey					Condo Type:	Not a Condo
Legal Plan:	7911314		Blk: 3			Lot:	32
Linc #:	0016890600					DOM:	63
List Date:	06/16/2017						
Title to Land:	Fee Simple						
Ownership:	Private						
Exclusion:	No	SRR: No	Disc:		Conform:		
Restrictions:	None Known						
Possession:	30/Negotiable						

SUPER CUTE home on a BIG 518 sq mt lot in POPULAR MEADOWBROOK w/over 1931 sq ft of developed living space! TONS of features you will LOVE inc CLEAN NEUTRAL DECOR, NEW WINDOWS throughout, NEWER ROOF + ALL NEW SIDING in 2015, HANDY RV parking, ATTACHED GARAGE w/NEW DOOR + OPENER, FRESHLY PAINTED, COZY WOOD BURNING fireplace, HIGH EFF furnace, ALARM SYSTEM + more! The SPACIOUS floor plan has a BIG front PORCH, WELCOMING foyer w/storage, LARGE living rm w/FIREPLACE w/TILE SURROUND + MANTLE, dining rm, half bathroom + BEAUTIFUL kitchen w/WHITE cabinets + MATCHING WHITE appliances, + doors leading to the BIG BACK DECK! Upstairs is a family bathroom + 3 GOOD SIZED bedrooms inc the Master Suite w/4 pce EN-SUITE bathroom! The FINISHED basement has a BIG 4th bedroom w/WALK-IN closet, LARGE family rm area + LAUNDRY/utility rm w/SINK! The HUGE back yard is LANDSCAPED w/TREES + back lane access for ADDITIONAL PARKING for your RV!!! CLOSE to SCHOOLS + SHOPS + GREAT VALUE so call to book your showing today!!!

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	Finish Lvl: 3	
Baths:	0	1	0	1	0	0	Main:	67.08	722		
EnSt Bth:		0	0	1	0	0	Upper:	64.29	692		
Bdrms Abv:	3	Beds:	4				Above Grade:	131.27	1,413		
Rms Abv:	7	F/H Baths:	2/1				Below Grade:	48.22	519		
							Total A.G.	131.27	1,413		
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Living Rm	4.98 x 3.43	16'4"X11'3"	Main								
Dining Rm	3.43 x 3	11'3"X9'10"	Main								
Mstr Bed	4.04 x 3.2	13'3"X10'6"	Upper								
Bedroom	3.02 x 2.79	9'11"X9'2"	Upper								
Bedroom	3.94 x 2.92	12'11"X9'7"	Bsmnt								

Detached

[300 MARQUIS PL SE](#)**Sold**

Sold Date: 04/02/2017

List Price: \$352,900

Sold Price: \$345,000



Detached	MLS®#:	C4102728
Area:	Postal Code:	T4B 1X9
Community:	Zone:	
Type:	Year Built:	1979
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	25
Linc #:	Blk: 5	
List Date:	DOM:	25
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No	SRR: Yes Disc: No Conform:
Restrictions:	None Known	
Warranty:	None	New Hm Old Lt:
Possession:	15/negotiable	

Every once in awhile, a beautiful home pops up out of a cold winter, to allow an opportunity for a new family to enjoy all the hard work that has been done to make what was once considered old, very new again.! I would advise you to check the Fact Sheet printed by the owners to update you on what has been completed to verify my statement. (found in photos) Being a four level split, the total living area comes in at 1732 s.f. All windows were replaced, with one exception that was deemed jus fine! Note the beautiful front door, waiting for the fortunate new owners to pass through ! The front garden includes grape vines, plus many perennials to produce a very warm atmosphere to arrive. You will notice two gates on either side of the home, with the west gate to accept your friends for a wonderful outdoor experience. A gas hook-up has been installed for your barbecue. Just a great starter home in a community full of parks and pathways..... Book your exclusive viewing .

Directions: From north or south, turn onto Yankee Valley Blvd (east). Turn left on East lake Blvd, and take your first right onto Meadowbrook Dr. Then take you next right (Marquis ) to 300 On the North side of street.

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	Finish Lvl:	3
Baths:	0	1	0	1	0	0	Main:	105.82	1,139		
EnSt Bth:		0	1	0	0	0	Lower:	55.09	593		
Bdrms Abv:	3	Beds:	3				Total A.G.	105.82	1,139		
Rms Abv:	7	F/H Baths:	2/1								
<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	3.68 x 3	12'1''X9'10''	Main				Kitchen	2.46 x 2.44	8'1''X8'0''	Main	
Bkfst Nook	2.44 x 2.08	8'0''X6'10''	Main				Dining Rm	2.57 x 2.41	8'5''X7'11''	Main	
Mstr Bed	4.19 x 3.53	13'9''X11'7''	Upper				Bedroom	3.1 x 2.69	10'2''X8'10''	Upper	
Bedroom	3.48 x 2.41	11'5''X7'11''	Upper								

## Property Information

Fin FP/Rgh-In:	1	FP Fuel:	Gas Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas, See Remarks	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Full, See Remarks	Bsmt Dev:	Unfinished
Exterior:	Vinyl		
Features:	Insulation-Upgraded, No Smoking Home, Programmable Thermostat, Vacuum System-Roughed-In, Wall Unit-Built-In, Windows - Vinyl		
Site Influences:	Back Lane, Fenced, Fruit Trees/Shrubs, Level Land, Private Setting		
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All		
Goods Excluded:	Weather vane on garage, garden lights & timer, All decorator items used is the home.		
Flooring:	Carpet, Ceramic Tile, Cork Flooring	Lot Shape:	Rectangular
Amenities	R.V. Storage		
Garage:	Yes	TTL:	460.70 m2
Garage Dim:	23'0''X23'0''	Frntg X Depth:	12.19x37.9
Parking:	3/Double Garage Detached, Over Sized, RV Parking	Enclosed Prk:	2 Garage: 23'0''X23'0''
Road Access:		Land Use:	R-1
Front Exposure:	South	Tax Amt/Yr:	\$2,197/2016
# Parcels:		LI:	0
Acres Wtr Rghts:			
Sewer/Septic:	Municipal/Community		
HOA:	No		
School District:	www.Rockyview.ab.ca	High School:	Bert Church
Elem School:	RJ Hawkey	Other School:	
Jr/Mid Schl:	Meadow brook		

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

Detached

[180 MARQUIS PL SE](#)**Sold**

Sold Date: 04/06/2017

List Price: \$349,900

Sold Price: \$340,000



Detached	MLS®#:	C4098825
Area:	Postal Code:	t4a 1y6
Community:	Zone:	
Type:	Year Built:	1979
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	24
Linc #:	Blk: 3	
List Date:	DOM:	55
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No SRR: No Disc:	Conform:
Restrictions:	None Known	
Possession:	30/neg 03/31/2017	

This bright, cozy family friendly home in Airdrie will not disappoint! Recently painted & move in ready, the spacious and functional 4-level split provides open yet private spaces for your family. With beautiful countertops, large windows and a wood burning fire place you will love this inviting home. The updated kitchen is sure to impress with its functionality, beautiful counter tops and inviting feel. The upper level has a beautiful master bedroom with a recently renovated 4-piece ensuite and closet organiser. There are 2 other generously sized bedrooms on the upper level, alongside another 4-piece bathroom. Complete with a built-in wet bar, the lower level also has a huge recreation room, with another full bathroom, newer floor and a walkout/walkup rear entrance to the large west facing backyard. Huge oversized, heated and 220v-wired double detached garage with newer garage door opener is any trade persons dream! New shingles (house & garage) one in late 2014 with new siding in early 2015!

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	0	1	1	0	0	Main:	45.43	489	Finish Lvl's:	4
EnSt Bth:		0	0	1	0	0	Total A.G.	99.13	1,067		
Bdrms Abv:	3	Beds:	3								
Rms Abv:	5	F/H Baths:	3/0								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Living Rm	3.76 x 4.75	12'4"X15'7"	Main								
Mstr Bed	3.33 x 3.58	10'11"X11'9"	Upper								
Bedroom	2.72 x 3.17	8'11"X10'5"	Upper								
Hobby Rm	3.45 x 2.08	11'4"X6'10"	Lower								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Kitchen	4.5 x 4.01	14'9"X13'2"	Main								
Bedroom	3.86 x 3.1	12'8"X10'2"	Upper								
Rec Rm	5.44 x 5.08	17'10"X16'8"	Lower								
Other	4.22 x 2.54	13'10"X8'4"	Bsmnt								

Property Information									
Fin FP/Rgh-In:	1						FP Fuel:	Wood Only	
Heating:	Forced Air-1						Roof Type:	Asphalt Shingles	
Heating Fuel:	Natural Gas						Heat Fuel Desc:		
Construction:	Wood Frame						Foundation:	Concrete	
Basement:	Walkout, See Remarks						Bsmt Dev:	Fully Finished	
Exterior:	Vinyl								
Features:	Patio, Porch, Workshop								
Site Influences:	Fenced, Playground Nearby								
Goods Included:	Alarm/Security System, Dishwasher-Built-In, Fan-Ceiling, Refrigerator, Stove-Electric, Vacuum Systems								
Goods Excluded:	Washer and Dryer								
Flooring:	Carpet, Laminate Flooring						Lot Shape:	Irregular	
Garage:	Yes						TTL:	450.40 m2	
Garage Dim:							Frntg X Depth:	14.28	
Parking:	4/Double Garage Detached						Enclosed Prk:	2	
Road Access:							Land Use:	R-1	
Front Exposure:	East						Tax Amt/Yr:	\$2,184/2016	
# Parcels:							LI:	0	
Acres Wtr Rghts:									
HOA:	No								
		Total Acres:	0.00						

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

Detached

[1237 MEADOWBROOK DR SE](#)**Sold**

Sold Date: 07/21/2017

List Price: \$344,900

Sold Price: \$338,000



Detached	MLS®#:	C4125793
Area:	Postal Code:	T4A 1W7
Community:	Zone:	
Type:	Year Built:	1979
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	15
Linc #:	Blk: 5	
List Date:	DOM:	18
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No SRR: No Disc: No Conform:	
Conform Rpt:	None Available	
Restrictions:	None Known	
Possession:	14/negotiable	

This open plan living style affordable former show home in the desirable Meadowbrook neighborhood has been lovingly cared for and upgraded by long time owners, and is move in ready for you. The large open living / dining great room combination features garden doors leading to the covered deck, lower deck with the hot tub that is negotiable, and the private treed SOUTH yard. The master features two closets, the huge family room downstairs features a wood burning brick corner fireplace, and the pool table with accessories is negotiable as well. The sellers installed a new water heater in 2016, new windows and doors approximately 4 years ago, and new shingles in 2015. The 24 X 24 garage is heated, has it's own power panel, and satellite TV feed from the house as well. Vacant, easy to view, clean, ready to move into....move in before school starts in fall !

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	0	0	2	0	0	Main:	83.61	900	Finish Lvl: 2	
EnSt Bth:		0	0	0	0	0	Total A.G.	83.61	900		
Bdrms Abv:	2	Beds: 3									
Rms Abv:	4	F/H Baths: 2/0									
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
LR DR	5.79 x 4.88	19'0''X16'0''	Main								
Mstr Bed	3.91 x 3.56	12'10''X11'8''	Main								
Family Rm	8.53 x 4.65	28'0''X15'3''	Bsmnt								
Laundry	3.96 x 3.84	13'0''X12'7''	Bsmnt								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Kitchen	2.9 x 2.64	9'6''X8'8''	Main								
Bedroom	3.2 x 3.05	10'6''X10'0''	Main								
Bedroom	2.79 x 2.67	9'2''X8'9''	Bsmnt								

## Property Information

Fin FP/Rgh-In:		FP Fuel:	Wood Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Full	Bsmnt Dev:	Fully Finished
Exterior:	Brick, Wood		
Features:	Deck, Fire Pit, No Smoking Home, Vacuum System-Roughed-In, Windows - Vinyl		
Site Influences:	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Paved Lane, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot		
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings-All		
Goods Excluded:	NEGOTIABLE: pool table with accessories, hot tub		
Flooring:	Carpet, Ceramic Tile, Linoleum	Lot Shape:	Rectangular
Garage:	Yes	TTL:	462.00 m2
Garage Dim:	24'0''X24'0''	Frntg X Depth:	12.1x37.8
Parking:	3/Double Garage Detached, Heated, Over Sized, Parking Pad Gravel	Enclosed Prk:	2 Garage:24'0''X24'0''
Road Access:		Land Use:	R-1
Front Exposure:	North	Tax Amt/Yr:	\$1,933/2016
# Parcels:		LI:	0
Acres Wtr Rghts:			
HOA:	No	Total Acres:	0.00

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

Detached [228 MARQUIS PL SE](#)

**Sold**  
 Sold Date: 04/21/2017  
 List Price: \$340,000  
 Sold Price: \$335,000



Detached	MLS®#: C4096522
Area: Airdrie	Postal Code: T4A 1Y4
Community: Meadowbrook MDB	Zone:
Type: Detached	Year Built: 1979
Style: 2 Storey	Condo Type: Not a Condo
Legal Plan: 7811612	Lot: 12
Linc #: 0010369874	Blk: 3
List Date: 02/02/2017	DOM: 78
Title to Land: Fee Simple	
Ownership: Private	
Exclusion: No	SRR: No Disc: Conform:
Restrictions: None Known	
Warranty: None	New Hm Old Lt:
Possession: /Negotiable	

What a perfect opportunity to enter the market in Airdrie at 228 Marquis Place. This 1222 square foot home is situated on a massive lot with a back lane, ample opportunity to add a shop or a second garage and still leave plenty of room for the kids to roam. Some of the updates include bright laminate floors throughout the main and upper floor, new backsplash and countertops in the kitchen and new paint. There are three bedrooms upstairs with the potential to put a third in the finished basement which would add to the already great rec room space that includes new carpet. This home is in a great location with respect to shopping, schools and access to Yankee Valley as well as the Deerfoot. Call today for your personal tour.

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt		
Baths:	0	1	0	1	0	0	Main:	55.00	592	Finish Lvl: 3	
EnSt Bth:		0	0	0	0	0	Upper:	58.53	630		
Bdrms Abv:	3	Beds: 3					Below Grade:	44.50	479		
Rms Abv:	6	F/H Baths: 1/1					Total A.G.	113.53	1,222		
Room Type	Dimensions/M	Dimensions/Ft	Level					Room Type	Dimensions/M	Dimensions/Ft	Level
Kitchen	3.1 x 3.02	10'2"X9'11"	Main					Dining Rm	2.51 x 2.34	8'3"X7'8"	Main
Living Rm	4.7 x 4.17	15'5"X13'8"	Main					Mstr Bed	4.17 x 4.04	13'8"X13'3"	Upper
Bedroom	3.4 x 2.57	11'2"X8'5"	Upper					Bedroom	3.58 x 2.36	11'9"X7'9"	Upper
Family Rm	4.5 x 3.71	14'9"X12'2"	Bsmnt					Rec Rm	3.61 x 2.79	11'10"X9'2"	Bsmnt
Laundry	2.74 x 1.63	9'0"X5'4"	Bsmnt					Utility Rm	2.49 x 1.47	8'2"X4'10"	Bsmnt

Property Information			
Fin FP/Rgh-In:	1	FP Fuel:	Wood Only
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:	Balcony, Dog Run-Fenced In, Patio		
Site Influences:	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby		
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Cover, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings-All		
Goods Excluded:	Draperies, TV Stand in Main Living room, China Cabinet in Main living room		
Flooring:	Carpet, Laminate Flooring	Lot Shape:	Rectangular
Garage:	Yes	TTL:	518.30 m2
Garage Dim:		Frntg X Depth:	13.7
Parking:	2/Single Garage Attached, RV Parking	Enclosed Prk:	1
Road Access:		Land Use:	R-1
Front Exposure:	South	Tax Amt/Yr:	\$1,965/2016
# Parcels:		LI:	0
Acres Wtr Rghts:		Total Acres:	0.00
HOA:	No		

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



Detached

1671 MEADOWBROOK DR SE**Sold**

Sold Date: 08/26/2017

List Price: \$339,900

Sold Price: \$330,000



Detached			MLS®#:	C4118020
Area:	Airdrie		Postal Code:	T4A 2A4
Community:	Meadowbrook MDB		Zone:	
Type:	Detached		Year Built:	1990
Style:	4 Lvl Split		Condo Type:	Not a Condo
Legal Plan:	9011406	Blk: 1	Lot:	48
Linc #:	0014437461			
List Date:	05/20/2017		DOM:	98
Title to Land:	Fee Simple			
Ownership:	Private			
Exclusion:	No	SRR: No	Disc:	Conform:
Restrictions:	Airspace Restriction			
Warranty:	None			New Hm Old Lt:
Possession:	45/Negotiable			

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	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	0	1	1	0	0	Main:	50.07	539	Finish Lvl: 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								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Mstr Bed	3.68 x 3.28	12'1''X10'9''	Upper								
Bedroom	3.58 x 2.69	11'9''X8'10''	Lower								
Living Rm	4.67 x 3.94	15'4''X12'11''	Main								
Dining Rm	3.61 x 2.69	11'10''X8'10''	Main								
Laundry	3.28 x 3.28	10'9''X10'9''	Lower								

Detached

[32 MOUNTAIN CIRCLE](#)**Sold**

Sold Date: 09/01/2017

List Price: \$329,900

Sold Price: \$321,500



Detached						MLS®#:	C4133163
Area:	Airdrie					Postal Code:	T4A 1X7
Community:	Meadowbrook MDB					Zone:	
Type:	Detached					Year Built:	1981
Style:	4 Lvl Split					Condo Type:	Not a Condo
Legal Plan:	7911314	Blk: 1				Lot:	24
Linc #:	0010612612					DOM:	16
List Date:	08/16/2017						
Title to Land:	Fee Simple						
Ownership:	Private						
Exclusion:	No	SRR: No	Disc:		Conform:		
Restrictions:	None Known						
Possession:	60/NEG						

Bright, spacious 4 Level Split in popular and convenient Meadowbrook. This home is solid with some upgrades (including 5 year old metal roof, vinyl windows and fresh exterior paint) and is awaiting your finishing touches. Situated on a large (529 m), private, lot and featuring 1600 SqFt of finished living space (+ nearly 500 more SqFt in the unfinished basement) 3 bedrooms, 3 full bathrooms, South facing backyard, oversize double garage + RV parking. The large kitchen offers a ton of work/storage space with adjacent formal dining room. The main floor living room is ideal for entertaining with large picture window while the lower level rec room would make an awesome media/games rooms complete with 3 piece bathroom and backyard walk-up. Upstairs find three bedrooms; the Master easily fits a King size bedroom suite and is equipped with 4-piece ensuite.

Enjoy easy access to all levels of Schools (Meadowbrook Elementary, Muriel Clayton Middle and Bert Church High), shopping and major arteries.

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	0	1	1	0	0	Main:	55.46	597	Finish Lvl: 3	
EnSt Bth:		0	0	1	0	0	Upper:	53.98	581		
Bdrms Abv:	3	Beds:	3				Lower:	39.11	421		
Rms Abv:	6	F/H Baths:	3/0				Below Grade:	45.24	487		
							Total A.G.	109.44	1,178		
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Kitchen	3.66 x 3.45	12'0''X11'4''	Main								
Laundry	4.83 x 3.66	15'10''X12'0''	Main								
Mstr Bed	4.14 x 3.61	13'7''X11'10''	Upper								
Bedroom	3.68 x 2.62	12'1''X8'7''	Upper								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Dining Rm	3.58 x 2.9	11'9''X9'6''	Main								
Family Rm	7.54 x 5.05	24'9''X16'7''	Lower								
Bedroom	2.72 x 2.54	8'11''X8'4''	Upper								

Property Information			
Fin FP/Rgh-In:	1	FP Fuel:	Wood Only
Heating:	Forced Air-1	Roof Type:	Metal
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Full	Bsmt Dev:	Unfinished
Exterior:	Wood		
Features:	No Animal Home, No Smoking Home, Windows - Vinyl		
Site Influences:	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, No Through Road		
Goods Included:	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, See Remarks, Stove-Gas, Washer, Window Coverings-All		
Flooring:	Carpet, Laminate Flooring	Lot Shape:	Rectangular
Garage:	Yes	TTL:	529.80 m2
Garage Dim:	27'8''X25'3''	Frntg X Depth:	14.01
Parking:	2/Double Garage Detached, RV Parking	Enclosed Prk:	2 Garage:27'8''X25'3''
Road Access:		Land Use:	R-1
Front Exposure:	North	Tax Amt/Yr:	\$2,235/2016
# Parcels:		LI:	0
Acres Wtr Rghts:		Total Acres:	0.00
HOA:	No		

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

Detached

[252 MARQUIS PL SE](#)**Sold**

Sold Date: 03/27/2017

List Price: \$300,000

Sold Price: \$298,000



Detached

Area:

Airdrie

Community:

Meadowbrook MDB

Type:

Detached

Style:

4 Lvl Split

Legal Plan:

7811612

Blk: 5

Linc #:

0012817946

List Date:

03/12/2017

MLS®#:

C4104303

Postal Code:

T4A 1Y3

Zone:

Year Built:

1979

Condo Type:

Not a Condo

Lot:

37

DOM:

15

Title to Land:

Fee Simple

Ownership:

Private

Exclusion:

No

SRR: No

Disc: No

Conform:

Restrictions:

None Known

Possession:

15/Flexible 04/01/2017

To Follow

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	0	1	1	0	0	Main:	60.02	646	Finish Lvl: 4	
EnSt Bth:		0	1	0	0	0	Upper:	41.90	451		
Bdrms Abv:	3	Beds: 3					Below Grade:	58.90	634		
Rms Abv:	6	F/H Baths: 3/0					Total A.G.	101.91	1,097		
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Living Rm	4.7 x 3.58	15'5"X11'9"	Main	Kitchen 3.58 x 2.39 11'9"X7'10" Main							
Bkfst Nook	3 x 2.69	9'10"X8'10"	Main	Mstr Bed 4.27 x 4.19 14'0"X13'9" Upper							
Bedroom	3.35 x 3	11'0"X9'10"	Upper	Bedroom 2.69 x 2.51 8'10"X8'3" Upper							
Family Rm	4.72 x 3.58	15'6"X11'9"	Lower	Other 3.51 x 2.29 11'6"X7'6" Lower							

## Property Information

Heating: Forced Air-1

Heating Fuel: Natural Gas

Construction: Wood Frame

Basement: Full

Exterior: Wood

Features: Deck, No Smoking Home

Site Influences: Back Lane, Fenced, Flat Site, Landscaped, Shopping Nearby

Goods Included: Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings-All

Flooring: Carpet, Linoleum

Garage: Yes

Garage Dim: 24"X28"

Parking: 2/Double Garage Detached, Over Sized

Road Access:

Front Exposure: South

# Parcels:

Acres Wtr Rghts:

Total Acres: 0.00

HOA: No

Roof Type: Asphalt Shingles

Heat Fuel Desc:

Foundation: Concrete

Bsmt Dev: Fully Finished

Lot Shape: Rectangular

TTL: 460.70 m2

Frntg X Depth: 12

Enclosed Prk: 2 Garage: 24"X28"

Land Use: R-1

Tax Amt/Yr: \$2,113/2016

LI: 0

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

Detached

[161 MARQUIS PL SE](#)**Sold**

Sold Date: 01/13/2017

List Price: \$300,000

Sold Price: \$284,000



Detached	MLS®#:	C4091424
Area:	Postal Code:	T4A 1Y9
Community:	Zone:	
Type:	Year Built:	1979
Style:	Condo Type:	Not a Condo
Legal Plan:	Lot:	50
Linc #:	Blk: 4	
List Date:	12/07/2016	DOM: 37
Title to Land:	Fee Simple	
Ownership:	Private	
Exclusion:	No SRR: No Disc: Conform:	
Restrictions:	Airspace Restriction, See Remarks	
Warranty:	None	New Hm Old Lt:
Possession:	/Negotiable	

This charming 3 bedroom / 2 bathroom bi-level home needs a little TLC to tie a bow on it. Upstairs you'll be impressed with the great layout, newer laminate flooring, two spacious bedrooms, and a renovated bathroom that's just shy of being done. Downstairs, you'll appreciate the big bright windows and excellent floor-plan that features a rec room with a cozy fireplace, an additional bedroom, and 3 pc. bathroom. You'll love your new yard! Enjoy summer (eventually) with your large multi level deck perfect for hosting barbeques. Private fenced yard with room for your kids and pets to play, and mature trees all around... If you are a mechanic or a handyman, look no further. Your new home features a huge double garage that's insulated and heated. A perfect place to work on a project or get those cars out of the cold. Location is tough to beat! Walk to schools, parks, shopping and restaurants. Call today for your private showing.

						Rooms					
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>		
Baths:	0	0	1	1	0	0	Main:	78.97	850	Finish Lvl: 2	
EnSt Bth:		0	0	0	0	0	Below Grade:	56.02	603		
Bdrms Abv:	2	Beds:	3				Total A.G.	78.97	850		
Rms Abv:	6	F/H Baths:	2/0								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>								
Living Rm	4.67 x 3.86	15'4''X12'8''	Main	<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				
Dining Rm	2.74 x 2.64	9'0''X8'8''	Main	Kitchen	2.74 x 2.44	9'0''X8'0''	Main				
Mstr Bed	4.67 x 3.86	15'4''X12'8''	Main	Other	1.93 x 0.91	6'4''X3'0''	Main				
Family Rm	7.47 x 3.66	24'6''X12'0''	Lower	Bedroom	3.05 x 2.74	10'0''X9'0''	Main				
Laundry	2.69 x 2.49	8'10''X8'2''	Lower	Bedroom	3.2 x 2.49	10'6''X8'2''	Lower				
				Utility Rm	3.66 x 1.98	12'0''X6'6''	Lower				

Property Information			
Fin FP/Rgh-In:	1	FP Fuel:	Wood Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Basement:	Full	Bsmt Dev:	Fully Finished
Exterior:	Metal		
Features:	Deck, Handyman Special, Workshop		
Site Influences:	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks, Shopping Nearby, Treed Lot		
Goods Included:	Dishwasher-Built-In, Refrigerator, Stove-Electric		
Goods Excluded:	Washer and Dryer Negotiable		
Flooring:	Carpet, Laminate Flooring, Linoleum	Lot Shape:	Rectangular
Garage:	Yes	TTL:	460.70 m2
Garage Dim:	24'4''X23'4''	Frntg X Depth:	12.2x37.8
Parking:	2/Double Garage Detached, Insulated, Heated, Over Sized, Shop	Enclosed Prk:	2 Garage:24'4''X23'4''
Road Access:		Land Use:	R-1
Front Exposure:	South	Tax Amt/Yr:	\$1,959/2016
# Parcels:		LI:	0
Acres Wtr Rghts:		Total Acres:	0.00
Sewer/Septic:	Municipal/Community		
HOA:	No		
School District:	www.rockyview.ab.ca/		
Elem School:	www.rockyview.ab.ca	High School:	www.rockyview.ab.ca/
Jr/Mid Schl:	www.rockyview.ab.ca/	Other School:	

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