

\$749,900 - 1220 Meadowbrook Drive Se, Airdrie

MLS® #A2270466

\$749,900

3 Bedroom, 3.00 Bathroom, 1,789 sqft
Residential on 0.12 Acres

Meadowbrook, Airdrie, Alberta

Welcome to this beautifully renovated, storybook home in Airdrie – full of charm and character with its brick facing, old-world colours, dormers, and a picturesque tree-lined street. Set on a huge lot, it offers incredible outdoor space plus a single attached garage and an oversized, heated triple detached garage, along with dedicated RV parking and an exposed aggregate patio in the backyard – perfect for hobbyists, toy lovers, or anyone needing serious parking and storage. There is also an approved development permit in place to build a carriage suite above the triple garage, giving you fantastic future potential. Inside, the dream kitchen is the heart of the home, featuring a gas stove, thoughtfully designed layout, and custom built-ins with warm natural woods and wainscoting. The living area is anchored by a cozy gas fireplace with brick surround, and the entire home has been updated with new flooring, paint, trim, ceilings, lighting, windows, and roof – blending timeless character with modern comfort. You™ll also appreciate the central air conditioning, new furnace, new hot water tank, and new washer and dryer for peace of mind and year-round comfort. Upstairs you™ll find three inviting bedrooms, a beautifully updated bathroom, and a bonus room that™s ideal for a playroom, home office, or media space perfect for family, movie nights. The fully finished basement offers in-floor heating in the bathroom, a stylish walk-in shower, a flexible craft/desk area, and



a spacious bedroom that could easily be used as another family room or guest suite. All of this is in a fantastic location: walk to nearby public, catholic, and French schools, as well as shops and services; enjoy being within walking distance to East Lake and Genesis Place; and appreciate the quick, easy access to the highway for a smooth commute into Calgary. This is a rare opportunity to own a truly special home with unbeatable garages, yard, mechanical upgrades, and future carriage-suite potential. Book a showing today!

Built in 1980

Essential Information

MLS® #	A2270466
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,789
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1220 Meadowbrook Drive Se
Subdivision	Meadowbrook
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 1W5

Amenities

Parking Spaces	6
----------------	---

Parking	Alley Access, RV Access/Parking, Single Garage Attached, Additional Parking, Triple Garage Detached
---------	---

# of Garages	4
--------------	---

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Bookcases, Track Lighting
-------------------	--

Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
------------	---

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Gas
------------	-----

Has Basement	Yes
--------------	-----

Basement	Full
----------	------

Exterior

Exterior Features	BBQ gas line, Dog Run, Garden, Private Yard
-------------------	---

Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Rectangular Lot
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Vinyl Siding, Wood Frame
--------------	--------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	November 14th, 2025
-------------	---------------------

Days on Market	3
----------------	---

Zoning	R1
--------	----

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.