

# \$515,000 - 304 Marquis Place Se, Airdrie

MLS® #A2229393

**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.13 Acres

Meadowbrook, Airdrie, Alberta

Welcome to this delightful home that perfectly blends comfort, charm, and functionality. Step inside to discover a bright and airy interior, flooded with natural light from large windows that create a warm and welcoming atmosphere throughout.

The entryway level features a cozy and bright living area with windows that showcase the greenery surrounding the property. The large dining area overlooks the living room, ideal for both relaxing and entertaining. The kitchen offers generous counter space and flows seamlessly to a sunny deck—perfect for morning coffee or evening BBQs.

Downstairs, you'll find a cozy yet spacious family room, additional bathroom, and flexible space that's perfect for a home office or hobby room.

Outside, enjoy a beautiful yard with mature trees, lush greenery, and ample space to garden, play, or simply unwind. AND, there's room for RV parking, a cargo gate, and 220 volts in the garage to plug it in! Whether you're hosting a summer gathering or enjoying a quiet evening under the stars, this outdoor space is peaceful and inviting.

Tucked away on a quiet street yet close to schools, parks, and local amenities, this charming home is ready to welcome its next owners. Don't miss your chance to fall in



love!

Built in 1979

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229393    |
| Price          | \$515,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,026       |
| Acres          | 0.13        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 304 Marquis Place Se |
| Subdivision | Meadowbrook          |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4A1X9               |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Utilities      | Garbage Collection                                                                                      |
| Parking Spaces | 4                                                                                                       |
| Parking        | Double Garage Detached, RV Access/Parking, 220 Volt Wiring, Alley Access, Garage Door Opener, On Street |
| # of Garages   | 2                                                                                                       |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Vinyl Windows                                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven, Freezer |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | None                                                                                                                                     |

|                 |                                  |
|-----------------|----------------------------------|
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Wood Burning, Living Room, Brass |
| Has Basement    | Yes                              |
| Basement        | Finished, Full, Crawl Space      |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Level, Brush, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Brick, Stucco, Wood Frame                                                                                  |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 5               |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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