

# \$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	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, On Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brass, Living Room, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 10th, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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