# \$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 deckâ€"perfect for morning coffee or evening BBQs.

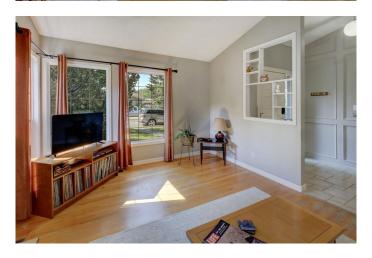
Downstairs, you'll find a cozy yet spacious family room, additional bathroom, and flexible space that's perfect for a home office or hobby room.

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







#### 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

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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.