# \$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.

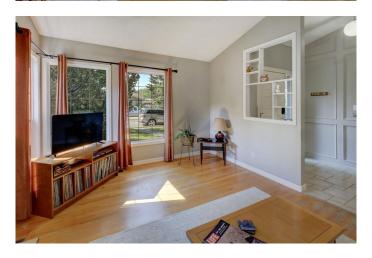
Downstairs, you'll find a cozy yet spacious family room, additional bathroom, and flexible space that's perfect for a home office or hobby room.

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 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

Fireplaces Brass, Living Room, Wood Burning

Has Basement Yes

Basement Crawl Space, Finished, Full

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# **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 10 Zoning R1

# **Listing Details**

Listing Office CIR Realty

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