\$575,000 - 8 Marquis Place Se, Airdrie

MLS® #A2237679

\$575,000

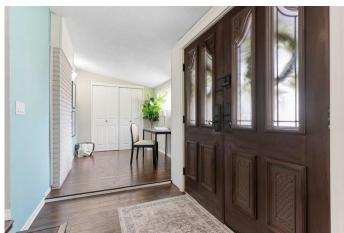
4 Bedroom, 3.00 Bathroom, 1,532 sqft Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

Hello, Gorgeous! This upgraded 4-bedroom, 3-bathroom bi-level home in a mature Airdrie neighbourhood offers exceptional value with 1,532 SQFT above grade plus a fully developed basement. Backing directly onto the treed pathway system, the private, landscaped yard is your own peaceful retreatâ€"complete with an updated deck, fencing (3 sides), and a natural gas BBQ hookup. Inside, enjoy a spacious foyer and bright front office, soaring vaulted ceilings at the rear of the home, and a cozy wood-burning fireplace. The primary suite features patio access and a steam shower, plus a convenient laundry rough-in. The basement was renovated in May 2025 with new carpet and a full bathroomâ€"ideal for guests, teens, or future suite development (subject to approval and permitting by the city/municipality). Recent upgrades include a new roof (2025), new hot water tank (2024), updated furnace components, new front windows, and a new back patio door. Custom wood features in the upper bedrooms, ample parking via a long gated driveway, and ALL appliances included

(washer/dryer/fridge/stove/dishwasher).
Investor potential: layout supports secondary suite development (subject to approval and permitting by the city/municipality). Note:
Detached garage roof requires repair and door replacement. Currently used for storage.
Walkable to schools, Save-On Foods, restaurants, and more. A unique opportunity for families, investors, or multi-generational







Built in 1979

Essential Information

MLS® # A2237679 Price \$575,000

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 1,532 Acres 0.11 Year Built 1979

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 8 Marquis Place Se

Subdivision Meadowbrook

City Airdrie
County Airdrie
Province Alberta
Postal Code T4A 1Y1

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Faces Rear

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), High Ceilings, Laminate Counters,

Storage

Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 2

Fireplaces Wood Burning, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 7th, 2025

Days on Market 52 Zoning R1

Listing Details

Listing Office Royal LePage Benchmark

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