

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

MLS® #A2237679

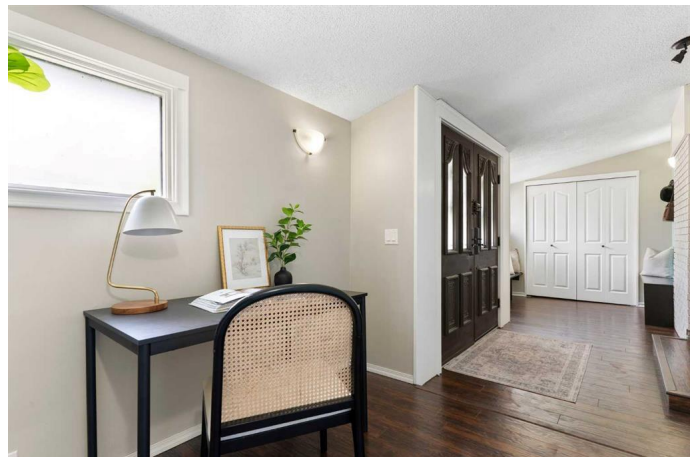
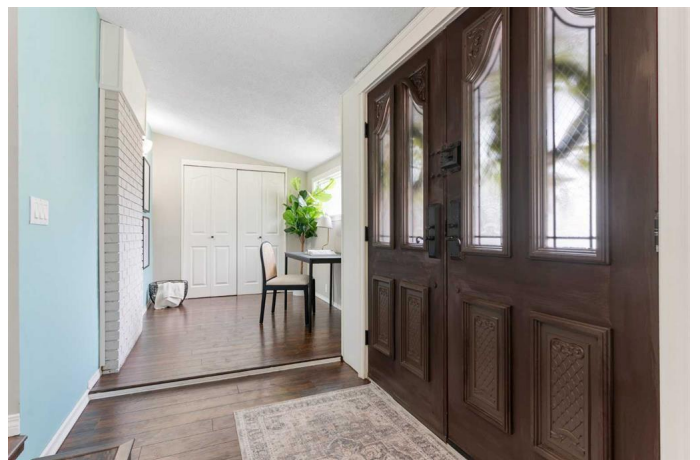
**\$575,000**

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 retreat—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 bathroom—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



living!

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 | 27             |
| Zoning         | R1             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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