

# \$525,000 - 36 Marquis Place Se, Airdrie

MLS® #A2239414

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,091 sqft

Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

Welcome to Your New Home in Meadowbrook!

This charming home is perfect for a growing family, nestled in the mature and peaceful neighbourhood of Meadowbrook.

Step inside through the newer front door and be greeted by a bright, open-concept layout. The inviting living room features a cozy wood-burning fireplace with a brick surround, ideal for relaxing evenings. The spacious kitchen offers ample counter space and abundant cabinetry—perfect for the home chef—while the adjacent dining area is bathed in natural light from a large picture window.

Upstairs, you'll find a comfortable primary bedroom with a private 2-piece ensuite, along with two additional well-sized bedrooms, a 4-piece main bathroom, and convenient main floor laundry.

The lower level includes a separate living area with its own kitchen, bedroom, laundry, and family room—perfect for extended family or rental potential.

This home has seen many upgrades, including:

High-efficiency furnace (2020) with PureAir filter

Tankless hot water system



Newer roof and siding (2014)

Triple-pane windows

Attic insulation upgraded to R50 (2015)

Enjoy a beautifully landscaped yard with mature trees, backing onto green space for added privacy. There's also a 7x7 storage/garden shed and a cozy outdoor fire pitâ€”ideal for warm family evenings under the stars.

Conveniently located close to schools, parks, public transit, restaurants, and coffee shops.

Donâ€™t miss this fantastic opportunity in one of Airdrieâ€™s most established communities!

Built in 1979

### **Essential Information**

MLS® #	A2239414
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,091
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	36 Marquis Place Se
Subdivision	Meadowbrook
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4A1Y1

### **Amenities**

Parking	Off Street
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### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water
Appliances	Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 13th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	Executive Real Estate Services
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