

# \$549,900 - 12 Marquis Place Se, Airdrie

MLS® #A2249787

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

OPEN HOUSE THIS SATURDAY @ 1-3 PM.

This lovely home sits on a beautifully treed lot backing onto greenspace. The quiet street, and the sweet birdsong make it a great place to raise a family. Walking inside, you'll appreciate the large living room window that allows you to overlook the street and the kids playing. The kitchen has been modernized with stainless steel appliances, white cabinetry and a pretty picture window for your plants. Upstairs, the primary suite is at the back of the home and features custom closets and a 4 piece ensuite. Two additional bedrooms and a 4 piece bath complete this level. The lower level features a rec room with a fireplace and dry bar and a projector for movie nights. There is also a 4th bedroom and a 3 piece bath. The basement is a great all purpose room for the kids to play, but it could also be used as an office or a gym. The laundry room is also found on this level. Outside, the backyard is lush and private. This is a great place for campfires and creating happy memories. The side pergola adds shade and is a great spot for summer evenings. It is possible to build a detached garage at the back of the home, with a driveway from the front. This is a fantastic family neighbourhood, close to schools, shopping and walking paths.

Built in 1979

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2249787      |
| Price          | \$549,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,138         |
| Acres          | 0.11          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Marquis Place Se |
| Subdivision | Meadowbrook         |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4A 1Y1             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Driveway, Off Street, Front Drive |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Granite Counters, Storage, Dry Bar                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings, Wine Refrigerator |
| Heating           | Forced Air                                                                                                           |
| Cooling           | Central Air                                                                                                          |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Stone, Wood Burning, Family Room                                                                                     |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full                                                                                                       |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting, Private Yard, Storage |
|-------------------|---------------------------------|

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Rectangular Lot |
| Roof            | Asphalt Shingle                                                                      |
| Construction    | Brick, Vinyl Siding                                                                  |
| Foundation      | Poured Concrete                                                                      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | R1                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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