

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

MLS® #A2237679

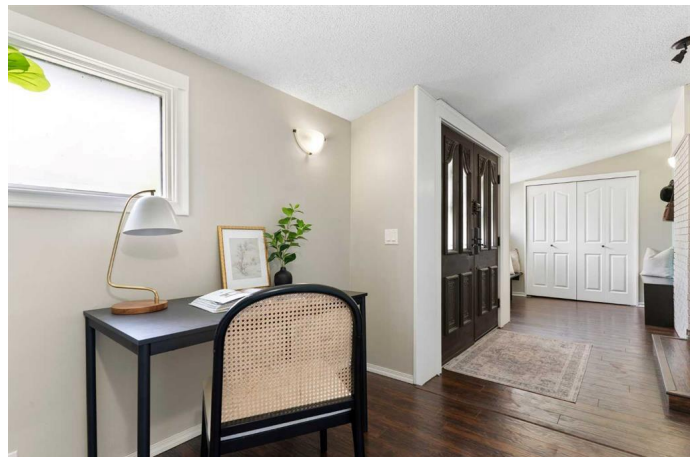
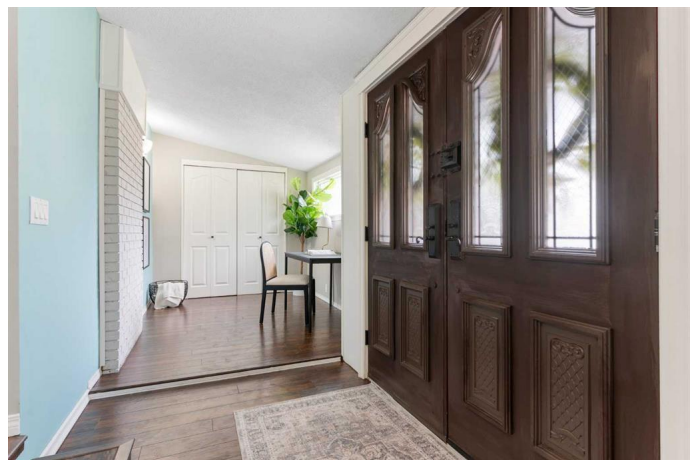
\$575,000

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



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 | 50 |
| Zoning | R1 |

Listing Details

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

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