



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

36 Marquis Place SE
Airdrie, Alberta

MLS # A2239414



\$525,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,091 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water		

Inclusions: Basement Appliances

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 pit—ideal for warm family evenings under the stars. Conveniently located close to schools, parks, public transit, restaurants, and coffee shops. Don’t miss this fantastic opportunity in one of Airdrie’s most established communities!