



**GRASSROOTS**  
REALTY GROUP

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**228 Marquis Place SE**  
**Airdrie, Alberta**

**MLS # A2242142**



**\$550,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage		

**Inclusions:** shed

Here's your perfect opportunity to get into the market with this charming 2-storey home, ideally located in one of Airdrie's most family-friendly neighborhoods! Step inside to a warm and spacious living room, where a large picture window floods the space with natural light and a cozy wood-burning fireplace creates the perfect gathering spot for cozy evenings. The bright, country-style kitchen has a stylish backsplash, and features a generous dining nook with patio doors that lead out to the expansive backyard — ideal for summer BBQs and watching the kids play. Upstairs, you'll find three generously sized bedrooms, all with bright windows and large closets, and a full bath. The basement offers a fantastic recreation room with plenty of space to add a fourth bedroom if desired, plus a large laundry room and ample storage for all your family's needs. The functional layout includes 1.5 baths, a front-attached garage, and room for RV parking accessible via the back lane. Sitting on a massive lot on a quiet street, there's endless potential to add a shop or second garage, and still leave plenty of room for a play structure, garden, or simply space to roam. Located within walking distance to multiple schools, parks, East Lake Recreation Centre, shopping, and with quick access to Yankee Valley Blvd and Deerfoot Trail, this home checks all the boxes for convenience and community living. Don't miss out — book your private tour today and discover the perfect place to call home!