



**GRASSROOTS**  
REALTY GROUP

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**12 Marquis Place SE**  
**Airdrie, Alberta**

**MLS # A2249787**



**\$549,900**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,138 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Front Drive, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Recta		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Dry Bar, Granite Counters, Storage		

**Inclusions:** TV in Kitchen, Mini fridge, attached shelves in main floor living room, attached shelves in nursery, lights on pergola, cooler built into pergola, nest thermostat, Projector screen, projector, built-in speakers

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.