



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2262649**



**\$514,900**

<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>	Off Street, RV Access/Parking, 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

This is your chance to get into the market with a charming, well-maintained 2-storey home in one of Airdrie's most welcoming family neighborhoods! Whether you're a first-time buyer, investor, or looking to upsize without breaking the bank, this home offers incredible value and flexibility. Step inside to a bright, spacious living room with a large picture window that fills the space with natural light. A cozy wood-burning fireplace adds warmth and character, and with a nearby gas line, there's potential to easily convert it to a gas fireplace down the road. The inviting country-style kitchen features a stylish backsplash, ample cabinetry, and a generous dining nook that opens to the huge backyard—perfect for summer BBQs, entertaining friends, or letting the kids and pets run free. Upstairs, you'll find three roomy bedrooms with large closets and big windows, plus a full 4-piece bath. The partially finished basement offers a large rec room, laundry area, and tons of storage space—with potential to add a 4th bedroom or home office. Enjoy the convenience of a front-attached garage, plus rare RV parking with back lane access. The massive backyard is a true standout—with more than enough space to build your dream garage, workshop, or outdoor retreat and still have room to spare for a garden or play area. Located just steps from schools, parks, recreation, shopping, and with quick access to Yankee Valley Blvd and Deerfoot Trail, this home offers unbeatable location, lifestyle, and potential. This home has the space, the layout, and the location—come see for yourself why it's such a great find! Book your private tour today.