



**304 Marquis Place SE
Airdrie, Alberta**

MLS # A2288858



\$539,900

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,077 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, (
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

Inclusions: Window coverings, Deep freezer in basement - as is. TV mounts in 3rd bedroom and basement living room.

Welcome home to this stunning and stylish bilevel sanctuary nestled within the highly sought-after community of Meadowbrook. Spanning over 1,921 square feet of meticulously developed living space, this residence is a masterclass in stunning design, seamlessly blending modern comfort with an incredibly functional floor plan. From the moment you cross the threshold, the attention to detail is palpable. The expansive living room serves as a breathtaking focal point, bathed in an abundance of natural light that dances across the amazing gleaming hardwood floors. A cozy wood-burning fireplace anchors the room, offering a sophisticated warmth that enhances the bright and airy atmosphere. The journey continues to the upper level, where a gourmet-inspired kitchen awaits the home chef. This stylish culinary space boasts an impressive amount of cabinet and counter storage, complemented by a dedicated pantry for ultimate organization. It flows effortlessly into the elegant dining area, creating a harmonious environment perfect for both intimate family dinners and grand entertaining. The primary suite is a true retreat, featuring a spacious layout and private access through graceful French doors to the rear deck—an amazing architectural touch that invites the outdoors in. This level is completed by two additional generously sized bedrooms and a pristine four-piece main bathroom, all reflecting a commitment to quality and comfort. Descend to the fully developed basement, where soft carpeting underfoot creates a plush, inviting ambiance. This lower level expands your living options significantly with a massive recreation room designed for leisure, a private fourth bedroom, and a modern three-piece bathroom. Practicality meets stunning utility with a large laundry and mechanical room, alongside an abundance of clever storage solutions to keep life organized. The

exterior of the property is just as amazing as the interior. Hobbyists and adventurers will be captivated by the detached double garage, equipped with 220-volt wiring for heavy-duty projects. The dedicated RV parking, complete with a plug-in and a secure cargo gate, ensures your recreational vehicles are handled with ease. The lush backyard is an oasis of tranquility, featuring mature, low-maintenance landscaping and established gardens that provide a vibrant backdrop for outdoor living. Fully fenced for the utmost security of children and pets, the yard offers peace of mind and privacy. Positioned on a whisper-quiet street, this home offers an unparalleled lifestyle. You are mere steps from scenic walking trails and within comfortable walking distance to premier shopping and local schools. A rare gem that showcases true attention to detail - Book your Showing Today!