



**32 Marsella Court SE
Airdrie, Alberta**

MLS # A2290045



\$649,900

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|------------------|---|---------------|-------------------|
| Division: | Meadowbrook | | |
| Type: | Residential/House | | |
| Style: | 5 Level Split | | |
| Size: | 1,810 sq.ft. | Age: | 1986 (40 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot, Tree | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Preserved Wood | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Stone Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Shed

Welcome to this rare opportunity to own a beautifully maintained, one-owner home tucked away on a pie-shaped lot in a quiet cul-de-sac, featuring a sunny south-facing backyard backing directly onto green space and a park. Located in a highly desirable, family-oriented community, this property offers the perfect blend of privacy, space, and convenience. Step inside to a spacious front entry that opens to a bright living room highlighted by a charming bay window. The open-concept layout flows seamlessly into the dining area and stunning kitchen featuring vaulted ceilings, maple cabinetry, quartz countertops, stainless steel appliances, and a bright breakfast nook filled with natural light. Upstairs you’ll find two generously sized bedrooms, a 4-piece bathroom, and a spacious primary retreat complete with a walk-in closet and private 3-piece ensuite. The inviting family room is the perfect place to unwind, showcasing a cozy wood-burning fireplace, custom built-in cabinetry, and a charming window seat. A dedicated office space just off the living room makes working from home easy and convenient. The third level features laundry and a convenient bathroom. The fourth level offers a large recreation room ideal for movie nights, a playroom, or a home gym. The fifth level adds even more versatility with a spacious den and 3-piece bathroom, while the crawl space provides excellent storage. Step outside to your private backyard oasis featuring a large two-tiered deck, mature apple trees, and direct access to green space and a park - perfect for families, entertaining, or simply enjoying the outdoors. Ideally located close to schools, bike paths, parks, and shopping, this home offers exceptional lifestyle value. Opportunities like this don’t come along often - book your showing today and discover why this property is the perfect place to call home.