



**72 Marquis Place SE
Airdrie, Alberta**

MLS # A2296980



\$519,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: None

Welcome to 72 Marquis Place, a beautifully maintained bungalow tucked into the quiet and family-friendly neighbourhood of Meadowbrook. This inviting home offers the perfect blend of comfort, convenience, and outdoor living. Inside, you'll find a functional and well-designed layout featuring three spacious bedrooms and two full bathrooms. The thoughtful and versatile design could be ideal for families, down-sizers, or anyone seeking single-level living. The bright and welcoming interior provides a warm atmosphere with plenty of natural light throughout. Outside, you'll fall in love with the expansive yard—perfect for entertaining, gardening, or simply relaxing. Backing directly onto a peaceful green belt, this property offers added privacy and a serene backdrop with no rear neighbours, creating a true retreat right at home. The community of Meadowbrook is wildly convenient; within walking distance to all of your essential amenities including shopping, schools, parks, and pathways, making everyday living both easy and enjoyable. Whether you're looking for your first home, downsizing, or investing, this charming bungalow offers incredible value in a sought-after location. Don't miss your opportunity to call this one home.