

\$575,000 - 8 Marquis Place Se, Airdrie

MLS® #A2237679

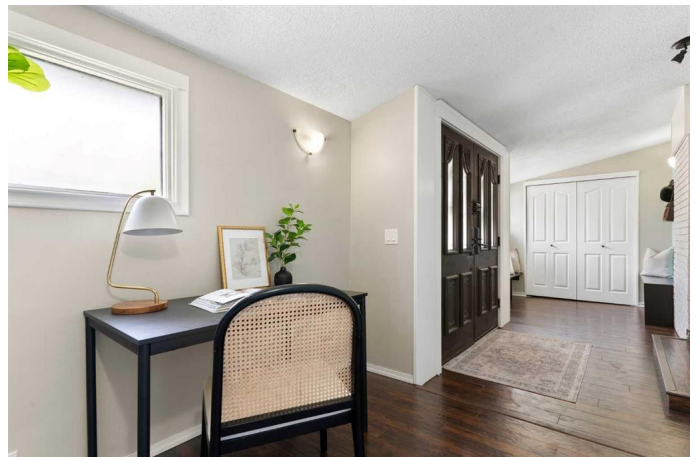
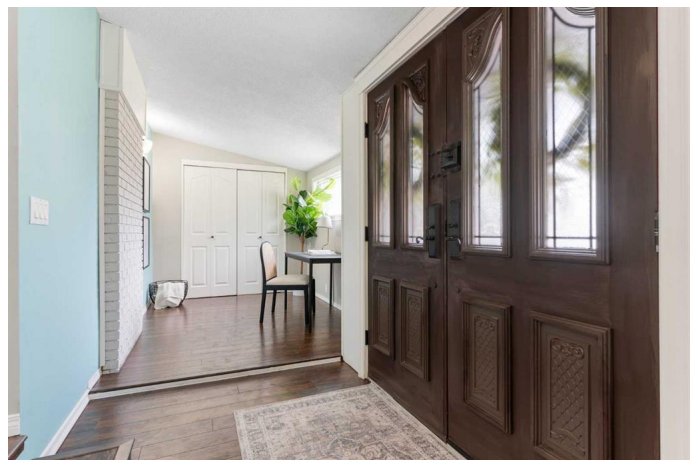
\$575,000

4 Bedroom, 3.00 Bathroom, 1,532 sqft

Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

Hello, Gorgeous! This upgraded 4-bedroom, 3-bathroom bi-level home in a mature Airdrie neighbourhood offers exceptional value with 1,532 SQFT above grade plus a fully developed basement. Backing directly onto the treed pathway system, the private, landscaped yard is your own peaceful retreat—complete with an updated deck, fencing (3 sides), and a natural gas BBQ hookup. Inside, enjoy a spacious foyer and bright front office, soaring vaulted ceilings at the rear of the home, and a cozy wood-burning fireplace. The primary suite features patio access and a steam shower, plus a convenient laundry rough-in. The basement was renovated in May 2025 with new carpet and a full bathroom—ideal for guests, teens, or future suite development (subject to approval and permitting by the city/municipality). Recent upgrades include a new roof (2025), new hot water tank (2024), updated furnace components, new front windows, and a new back patio door. Custom wood features in the upper bedrooms, ample parking via a long gated driveway, and ALL appliances included (washer/dryer/fridge/stove/dishwasher). Investor potential: layout supports secondary suite development (subject to approval and permitting by the city/municipality). Note: Detached garage roof requires repair and door replacement. Currently used for storage. Walkable to schools, Save-On Foods, restaurants, and more. A unique opportunity for families, investors, or multi-generational



living!

Built in 1979

Essential Information

MLS® #	A2237679
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,532
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	8 Marquis Place Se
Subdivision	Meadowbrook
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 1Y1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	45
Zoning	R1

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.