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300 Marquis Place SE
Airdrie, Alberta

MLS # A2340858



$519,500

Division:	Meadowbrook		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,121 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street, Oversized, RV Access/Pa		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions: kitchen islands negotiable

Welcome to this comfortable and unique 4 level detached split in the popular community of Meadowbrook. Loads of updates through the years including newer windows and doors, new high-efficiency furnace and Air conditioner, newer siding, facia, soffits and eaves. Newer flooring in rec room & main floor bathroom, upgraded electrical panel, updated ensuite with new shower and tile and upgraded attic insulation. With 1789 sqft of finished living space on 3 levels there’s sure to be room for the whole family. The main level features a comfortable living and dining room with vaulted ceiling, functional kitchen with breakfast nook and easy access to the side deck for morning coffee. The upper level includes 3 good sized bedrooms, the master with it’s own 3pc ensuite and a second 4pc bathroom. The first lower level is a great family space for movie nights or family gatherings with a huge rec space with Lamanite floors and loads of windows that let in plenty of light. Another bathroom with laundry completed this 3rd level. The lowest level is unfinished but includes a newer furnace and additional laundry hook-ups. Outside is a treat with huge side deck, lovely landscaping throughout and an oversized 23’ x 23’ fully insulated and drywalled double garage with RV parking beside. Don’t miss out on this lively detached house that’s ready for it’s new owners.

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