

# \$525,000 - 36 Marquis Place Se, Airdrie

MLS® #A2239414

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,091 sqft

Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

Welcome to Your New Home in Meadowbrook!

This charming home is perfect for a growing family, nestled in the mature and peaceful neighbourhood of Meadowbrook.

Step inside through the newer front door and be greeted by a bright, open-concept layout. The inviting living room features a cozy wood-burning fireplace with a brick surround, ideal for relaxing evenings. The spacious kitchen offers ample counter space and abundant cabinetry—perfect for the home chef—while the adjacent dining area is bathed in natural light from a large picture window.

Upstairs, you'll find a comfortable primary bedroom with a private 2-piece ensuite, along with two additional well-sized bedrooms, a 4-piece main bathroom, and convenient main floor laundry.

The lower level includes a separate living area with its own kitchen, bedroom, laundry, and family room—perfect for extended family or rental potential.

This home has seen many upgrades, including:

High-efficiency furnace (2020) with PureAir filter

Tankless hot water system



Newer roof and siding (2014)

Triple-pane windows

Attic insulation upgraded to R50 (2015)

Enjoy a beautifully landscaped yard with mature trees, backing onto green space for added privacy. There's also a 7x7 storage/garden shed and a cozy outdoor fire pit—ideal for warm family evenings under the stars.

Conveniently located close to schools, parks, public transit, restaurants, and coffee shops.

Don't miss this fantastic opportunity in one of Airdrie's most established communities!

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2239414      |
| Price          | \$525,000     |
| Sold Price     | \$525,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,091         |
| Acres          | 0.11          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 36 Marquis Place Se |
| Subdivision | Meadowbrook         |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4A1Y1  |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Electric Cooktop                               |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Wood Burning                                                                           |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full, Separate/Exterior Entry, Walk-Out                                      |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Playground                                                     |
| Lot Description   | Backs on to Park/Green Space, Front Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 13th, 2025 |
| Date Sold      | July 21st, 2025 |
| Days on Market | 8               |
| Zoning         | R1              |
| HOA Fees       | 0.00            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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