



THE
A-TEAM

**RE/MAX
FIRST**

168 MARQUIS Place, Airdrie T4A 1Y6

MLS®#: **A2196867** Area: **Meadowbrook** Listing Date: **02/27/25** List Price: **\$559,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **7,675 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,377**
 Low Sqft:
 Ttl Sqft: **1,377**

DOM
-0
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Lawn,Pie Shaped Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **R1**
 Legal Desc: **7811612**

Remarks

Pub Rmks: **This beautifully maintained 4-bedroom, 3-bathroom bungalow sits on a spacious pie-shaped corner lot in a desirable Airdrie neighbourhood. With a thoughtful**

layout, ample living space, and fantastic outdoor areas, this home is perfect for families or those seeking both comfort and functionality. Inside, the bright and inviting living room flows into a generous dining area, ideal for entertaining. The well-equipped kitchen offers plenty of storage and counter space, making meal prep a breeze. A second sitting area, complete with a cozy fireplace, provides a warm and welcoming space to relax and leads directly to the covered outdoor area, perfect for year-round enjoyment. The main floor features two spacious bedrooms, including the primary suite with a private ensuite. The fully finished basement offers two additional bedrooms, a full bathroom, and additional living space, making it perfect for guests, teens, or a home office. Outside, the long driveway and double garage provide ample parking, while the large, fully fenced backyard offers plenty of space for gardening, play, or unwinding in your own private retreat. With its prime location, functional layout, and fantastic outdoor space, this home is a must-see. Book your showing today!

Inclusions:

Property Listed By:

n/a

RE/MAX Key

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











