

137 Marquis Place SE
Airdrie, Alberta

MLS # A2166187



\$575,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,235 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, French Door, No Smoking Home, Recessed Lighting, Storage		

Inclusions: All Sheds, Greenhouses, Rabbit/Quail Hut, Hot Tub (as is), Pergola

Introducing an exceptional opportunity in the real estate market: a meticulously upgraded residence situated on a massive lot. This property boasts modern enhancements, including new windows, a contemporary furnace, and a hot water tank, along with a recently replaced roof (all done 2019-2021). Nestled on a serene, tree-lined street, it offers convenient access to parks, pathways, schools, and retail options. The spacious living area complements four well-appointed bedrooms, featuring a generous primary suite designed for comfort. The home is adorned with newer carpeting, and all window treatments are included in the sale. Strategically located with easy access to the highway for commuting to Calgary, this property also allows for a leisurely walk to nearby shopping, dining, and entertainment venues. Additional amenities include a newly installed pergola and a modern hot tub, alongside an oversized heated garage measuring 26' x 28'. For those interested in sustainable living, a greenhouse is also present, providing an ideal setting for homesteading and vegetable cultivation. Priced competitively, this property represents a remarkable investment opportunity. Act quickly to seize this chance. Book your showing today!