



GRASSROOTS
REALTY GROUP

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72 Marquis Place SE
Airdrie, Alberta

MLS # A2317744



\$460,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: None

OPEN HOUSE THIS SATURDAY AUGUST 1ST!!! 12:00pm-2:00pm!! Super cute bungalow, tucked into a massive lot, with the most beautiful Summer gardens, in the family friendly neighbourhood of Meadowbrook. This home offers the perfect blend of comfort, convenience, and outdoor living. Inside, you'll find a functional and well-designed layout featuring three spacious bedrooms and two full bathrooms. The versatile design would be ideal for families, down-sizers, or anyone seeking single-level living. Bright interior with plenty of natural light throughout. Outside, you'll fall in love with the expansive yard—perfect for entertaining, gardening, or simply relaxing. Backing directly onto a peaceful green belt, with no Yankee noise. This home has loads of added privacy with a serene backdrop and no rear neighbours. The community of Meadowbrook is wildly convenient; within walking distance to all of your essential amenities including shopping, schools, parks, and pathways So, whether you're looking for your first home, downsizing, or an investment property, this charming bungalow offers incredible value in a sought-after location. Great opportunity to get into the market and buy a single family home with room to add loads of value with a few simple projects.