

8 Marquis Place SE

Airdrie, Alberta

MLS # A2237679



\$589,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Laminate Counters, Storage		
Inclusions:	N/A		

Hello, Gorgeous! This upgraded 4-bedroom, 3-bathroom bi-level home in a mature Airdrie neighbourhood offers exceptional value with 1,532 SQFT above grade plus a fully developed basement. Backing directly onto the treed pathway system, the private, landscaped yard is your own peaceful retreat—complete with an updated deck, fencing (3 sides), and a natural gas BBQ hookup. Inside, enjoy a spacious foyer and bright front office, soaring vaulted ceilings at the rear of the home, and a cozy wood-burning fireplace. The primary suite features patio access and a steam shower, plus a convenient laundry rough-in. The basement was renovated in May 2025 with new carpet and a full bathroom—ideal for guests, teens, or future suite development (subject to approval and permitting by the city/municipality). Recent upgrades include a new roof (2025), new hot water tank (2024), updated furnace components, new front windows, and a new back patio door. Custom wood features in the upper bedrooms, ample parking via a long gated driveway, and ALL appliances included (washer/dryer/fridge/stove/dishwasher). Investor potential: layout supports secondary suite development (subject to approval and permitting by the city/municipality). Note: Detached garage roof requires repair and door replacement. Currently used for storage. Walkable to schools, Save-On Foods, restaurants, and more. A unique opportunity for families, investors, or multi-generational living!