



8 Marquis Place Airdrie Alberta

\$589,900

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! (id:6769)

Recreational, Games room 29.25 Ft x 15.42 Ft

Bedroom 10.58 Ft x 10.17 Ft

4pc Bathroom 5.17 Ft x 7.25 Ft

Furnace 13.83 Ft x 12.00 Ft

Bedroom 9.42 Ft x 15.42 Ft

Foyer 15.08 Ft x 7.58 Ft

Den 9.67 Ft x 7.58 Ft

Kitchen 10.58 Ft x 9.42 Ft

Dining room 8.00 Ft x 9.75 Ft

Living room 23.17 Ft x 16.17 Ft

Primary Bedroom 16.83 Ft x 12.75 Ft

3pc Bathroom 8.83 Ft x 7.58 Ft

4pc Bathroom 4.92 Ft x 7.42 Ft

Bedroom 11.58 Ft x 12.83 Ft

Listing Presented By:



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