

461 Stonegate Way NW
Airdrie, Alberta

MLS # A2231910



\$525,000

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|------------------|---|---------------|-------------------|
| Division: | Stonegate | | |
| Type: | Residential/Duplex | | |
| Style: | 4 Level Split, Attached-Front/Back | | |
| Size: | 968 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Rectangular Lot | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters, No Animal Home, Separate Entrance, Vaulted Ceiling(s) | | |

Inclusions: Storage Shed

NO CONDO FEES!! WHY RENT when you can own this Fantastic 4 Level Split that has just undergone a near \$10,000 LOW MAINTENANCE LANDSCAPING RENOVATION, has been FRESHLY PAINTED, and has a WEST FACING BACKYARD that BACKS ONTO GREENSPACE making it private and perfect for spending all your Summer days in the Sun. This 4 Bedroom and 3 Full Bath Home is Immaculate and Turnkey. When you arrive, you will notice the Single Attached Garage, and the Porch that leads you to this Home that has a total of 1850 sqft of Developed Living Space. The Main level has a Vaulted Ceiling with a Spacious Living Room and opens to the Large Kitchen with lots of Cabinetry, a Built-in Pantry, an Island with room for extra seating, a Large Dining area, and the views to the Third level. The Upper Level has a Spacious Primary Bedroom that can fit a King Suite with a Walk in Closet and a 4 pc Ensuite. Bedroom #2, and a 4 pc Bathroom complete the Upper Level. The Third Level features a Spacious Family Room with Gas Fireplace and great Windows to bring in Natural Light, Bedroom #3, and 4pc Bathroom. The Fourth Level has Bedroom #4, a Flex area perfect as a Wet Bar with a full sized Refrigerator and Cabinets, the Laundry and Utility Room, and a Massive Crawl Space for Storage. The Exterior just underwent a major upgrade to Low Maintenance Landscaping, and has a Large Deck to enjoy all the West Facing Sunshine and Privacy, The Home also backs onto Greenspace and Pathways and has a Single Attached Garage. Shingles were replaced in 2015. Make this fantastic Home Yours! Quick Possession is Available if needed.