



GRASSROOTS
REALTY GROUP

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148 Stonegate Crescent NW
Airdrie, Alberta

MLS # A2226243



\$799,999

Division:	Stonegate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,912 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Carport, Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Corner Lot, Few Trees, Pie Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions: Window Coverings

****RARE DREAM 4 CAR GARAGE & CUSTOM SHOP AND ATTACHED 2 CAR!**** This property is a dream come true for garage lovers and hobbyists alike. Located on one of this MASSIVE PIE LOT in the mature community of Stonegate, this home features not just one — but ***two*** exceptional garage spaces room for 6 cars- Plus parking behind garage for cars, toys or RV!! In addition to the ****oversized double attached garage****, this home boasts a ****massive 770 SQ FT HEATED CUSTOM 4 CAR DREAM SHOP**** — purpose-built for serious work and storage. Designed to accommodate heavy-duty machinery and hoists, this shop includes ****industrial-grade lighting****, ****220V wiring****, ****towering 12.5' ceilings****, and a ****breezeway garage door**** that allows easy access for ****RV or trailer parking**** beside the home. Constructing a shop of this caliber today would cost ****well over \$100,000****! Inside the open concept home, you'll find almost ****3000 SQ FT of developed living space****, 4 bedrooms, and 3.5 baths — including a spacious master ensuite. The open-concept main floor features a home office/den, a functional mudroom with main floor laundry, a fully finished basement, and ****high-efficiency central A/C**** for year-round comfort. This is more than just a house — it's a rare opportunity to own a home with ****garage 2+4 parking and workshop space that truly sets it apart.**** Home offers incredible potential with some cosmetic updates — a perfect opportunity to add your personal touches!