



GRASSROOTS
REALTY GROUP

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461 Stonegate Way NW
Airdrie, Alberta

MLS # A2243983



\$485,000

Division:	Stonegate		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	997 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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

OPEN HOUSE SATURDAY AUGUST 9TH and SUNDAY AUGUST 10TH, 1-3PM. Move-in ready and available for immediate possession, this immaculate 4-level split offers over 1,880 sq ft of developed living space and has just undergone nearly \$10,000 in low-maintenance landscaping renovations. Freshly painted throughout and backing directly onto greenspace, the west-facing backyard provides exceptional privacy and is the perfect spot to enjoy long summer days in the sun. This turnkey 4-bedroom, 3-full-bath home features a welcoming front porch and a single attached garage. Inside, the main level showcases a vaulted ceiling, a spacious living room, and a large kitchen with ample cabinetry, a built-in pantry, an island with extra seating, and a generous dining area that overlooks the third level. Upstairs, you'll find a primary bedroom that easily accommodates a king-size suite, complete with a walk-in closet and 4-piece ensuite, along with a second bedroom and an additional 4-piece bathroom. The third level features a bright family room with a cozy gas fireplace, a third bedroom, and another full bathroom. The fourth level includes a fourth bedroom, a versatile flex area with a wet bar setup including a full-size refrigerator and cabinets, laundry and utility room, and a massive crawl space for additional storage. The beautifully upgraded exterior includes a large deck, perfect for enjoying west-facing sunshine and scenic views of the adjacent greenspace and pathway system. A rare find that offers both comfort and convenience!