



**336 Waterstone Place SE**  
**Airdrie, Alberta**

**MLS # A2249027**



**\$599,000**

<b>Division:</b>	Waterstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,033 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to this fully finished walkout in Waterstone, tucked away on a quiet cul-de-sac with a pie-shaped lot. Featuring 4 bedrooms, this home provides plenty of space for family living or the flexibility to create a home office or hobby room. The open foyer greets you with tall ceilings and large windows, filling the space with natural light. From here, the layout flows into a living room and formal dining area—an inviting spot for gatherings. The kitchen includes granite counters, an island, and a breakfast nook with access to the upper deck. Just off the kitchen, the family room offers a cozy gas fireplace. The main floor also features laundry and direct access to the double garage for everyday convenience. Upstairs, the primary bedroom offers a walk-in closet and ensuite with a corner tub and separate shower. Two additional bedrooms and a full bathroom complete this level. The walkout basement adds even more living space with a large bedroom, office, a large family/rec room, and a storage/utility area. Outside, the mature trees create privacy and shade, making the yard a relaxing retreat. Ideally located near schools, parks, pathways, QE2, and all amenities, this is a rare opportunity to own a home in this sought-after neighbourhood.