



GRASSROOTS
REALTY GROUP

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336 Waterstone Place SE
Airdrie, Alberta

MLS # A2249027



\$599,000

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

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