



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

531 Stonegate Road NW
Airdrie, Alberta

MLS # A2258120



\$595,000

Division:	Stonegate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,623 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NONE

PRICE REDUCTION FOR A QUICK SALE! LOCATION! LOCATION! LOCATION! Charming Family Home in a Quiet, Friendly Neighborhood Welcome to this inviting 2-storey home located on a peaceful street surrounded by wonderful neighbors. A playground just steps away sets the tone for this warm, family-oriented community. Main Level Highlights Welcoming Front Porch & Foyer: Step into a grand sunken entryway with ceramic tile flooring. Open & Bright Layout: Perfect for entertaining or everyday living. Stylish Kitchen: Beautiful oak cabinetry, plenty of counter space, central island, and a corner pantry. Dining Nook: Sun-filled breakfast space overlooking the south-facing backyard. Cozy Living Room: Features a built-in gas fireplace for those relaxing evenings. Practical Touches: Convenient half bath plus laundry/mud room on the main floor. Upstairs Retreat Primary Suite: Spacious master bedroom with a walk-in closet and a luxurious 4-piece ensuite featuring an oversized soaker tub and separate shower. Two Additional Bedrooms: Generously sized with their own full 4-piece bath. Basement & Outdoor Space Partially Finished Basement: Wide open recreation area with laminate floors, built-in sound wiring, and rough-in for a future bathroom—ready for your finishing touches. Large South-Facing Yard: Fully fenced, complete with a fire pit for memorable evenings outdoors. This home combines style, comfort, and functionality in a fantastic location. From the family-friendly street to the bright open design and outdoor living space, it’s the perfect place to create lasting memories. Don’t miss your chance to own this gem—schedule your private tour today!