



GRASSROOTS
REALTY GROUP

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164 Stonegate Close NW
Airdrie, Alberta

MLS # A2266608



\$519,900

Division:	Stonegate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,103 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Ne		

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

Inclusions: fridge, stove, built in dishwasher, hood fan, microwave oven, washer, dryer, all window coverings, garage door opener with 2 remotes, the basement shelving is negotiable

Searching for space and comfort in a family-friendly neighborhood? Welcome to this charming, well-maintained home with a sun-filled backyard, perfectly tucked away on a quiet street in the sought-after community of Stonegate! Step inside from the front door or the attached garage to a spacious foyer with durable ceramic tile flooring. The main level features a thoughtfully designed open layout that seamlessly connects the kitchen, dining area, and living room — ideal for both everyday living and entertaining. The kitchen offers abundant counter and cupboard space, a convenient pantry, and a breakfast bar for casual dining. The adjacent dining and living rooms share a beautiful three-sided fireplace, creating a cozy atmosphere for family gatherings. Step outside from the kitchen onto the back deck, overlooking the beautifully landscaped, private yard with no-maintenance PVC fencing — the perfect retreat for summer BBQs or quiet relaxation. The large primary suite includes a private 4-piece ensuite and a generous closet with custom organizer shelving. Two additional bedrooms and a full 4-piece family bath complete the main level. Downstairs, the partially developed lower level features a spacious family room, with plenty of room left to develop further and customize to your family's needs. This gently lived-in home has been lovingly cared for by its original owners. The insulated, drywalled, and painted double garage, plus a wide driveway, provide ample parking and storage. Ideally located close to parks, shopping, schools, and amenities, this home offers a small-town feel with modern convenience. This home has so much to offer and incredible value, call your favourite agent today to arrange a viewing!

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