



**GRASSROOTS**  
REALTY GROUP

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**164 Stonegate Close NW**  
**Airdrie, Alberta**

**MLS # A2276422**



**\$519,900**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Ne		

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

**Inclusions:** fridge, stove, hood fan, microwave oven, built in dishwasher, washer, dryer, all window coverings, garage door opener with 2 remotes

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 &mdash; 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 &mdash; 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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