



**140 Stonegate Close NW  
Airdrie, Alberta**

**MLS # A2282484**

**\$527,000**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, 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, Open Floorplan, Pantry, Skylight(s), Vinyl Windows		

**Inclusions:** Attached shelving in dining area, Gazebo in back yard, Blinds included but drapes are excluded

This well maintained three bedroom, two bathroom bi-level is ideally situated on a quiet street and offers an excellent opportunity for first time home buyers or buyers looking to down size! Thoughtfully updated, the home features luxury vinyl plank flooring throughout the main level and a bright, functional layout. The kitchen has a striking waterfall countertop, stainless steel appliances, a pantry and a modern backsplash. Just off the kitchen, a generous deck leads to the south facing backyard, creating an indoor-outdoor connection. The kitchen opens to the spacious dining area, which comfortably accommodates a large table and flows into the inviting living room; ideal for everyday living and entertaining. The upper level includes three bedrooms and an updated four piece bathroom, including the primary bedroom with its own private four piece ensuite. The lower level is partially finished, offering a recreation room with gas fireplace and laundry area. The remaining basement space has been started with soundproofing, electrical and drywall for a potential home theatre; alternatively, it provides flexibility for future development, including the option for additional living space or bedrooms. Additional features include: air-conditioning, an attached double garage and a fully fenced backyard with vinyl fencing, a patio area and a covered gazebo; perfect for outdoor enjoyment. Located in the family friendly community of Stonegate, featuring convenient access to shopping and parks, this home offers an excellent combination of location, comfort and affordability. An opportunity not to be missed, schedule your private showing today.