



GRASSROOTS
REALTY GROUP

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148 Stonegate Crescent NW
Airdrie, Alberta

MLS # A2292451



\$675,000

Division:	Stonegate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,072 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Heated Garage, Insu		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: Second Refrigerator in basement, BBQ, Floating Shelves, Shelves in Laundry Room, TV Mount in Livingroom, TV Mount in Bonus Room on Second Level, TV mount in Bedroom, Microwave, 2 Wall-mounted storage cabinets above the toilet, TV and bracket in Garage, Firepit, storage shed

Exceptional QUAD AND DOUBLE GARAGE (yes, both) and parking pad makes this Stonegate property a rare find. This fully developed 2-storey home offers over 2,900 sq ft of living space, 4 bedrooms and 3.5 bathrooms, plus an impressive garage setup featuring an attached double garage and a heated, insulated detached quad garage 27' by 30' for 760 sq ft! With back lane access and parking for up to 8 vehicles, this property is ideal for buyers needing space for vehicles, hobbies, or workshop use. The main floor offers a functional layout with a comfortable living room featuring a gas fireplace, a bright kitchen with island, pantry and plenty of workspace, and convenient main floor laundry. Upstairs you'll find three bedrooms including the spacious primary suite with walk-in closet and ensuite. The fully developed basement includes a fourth bedroom, additional living space and a second gas fireplace, providing flexibility for family, guests or recreation. Step outside to a large pie-shaped lot backing onto no neighbours, complete with a fenced yard, deck, fire pit, dog run and storage shed. Important mechanical updates include shingles approximately 7 years old, furnace approximately 15 years old with a new blower motor, and two hot water tanks approximately 5 years old. Central air conditioning adds comfort during the summer months. Located close to parks, schools, shopping and everyday amenities, this property combines a family-friendly location with the kind of garage and parking capacity that is difficult to find in Airdrie.