



**124 Stonegate Close NW**  
**Airdrie, Alberta**

**MLS # A2293005**



**\$539,900**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Welcome Home to this well cared for & modern feeling home - perfect for young & growing families! Stonegate is a wonderful, family friendly community offering walkability to Superstore, restaurants & everything north Airdrie has to offer, including the TriSchool site - k to 12 learning in either English or French! This fully finished home shows pride of ownership throughout & big ticket items already taken care of - FURNACE is 2 years old & HOT WATER TANK is 4 years old. Walk up your front drive and note the timeless stonework, covered front veranda & storm door. You are greeted by a spacious foyer w/soaring ceilings & soft, muted modern paint colors throughout. Off to your right is the half bath updated w/modern floors & colors & your MAIN FLOOR LAUNDRY. OPEN CONCEPT main floor living is highlighted by modern lighting, SOUTH windows, a spacious living room, white kitchen with large peninsula, funky backsplash & corner pantry. The upper level is host to 2 very spacious secondary bedrooms (one is the size of some primary bedrooms) serviced by a 4 pc bathroom. The private master retreat is massive (almost 180 sq ft) & features a WIC & spacious 4 pc ENSUITE. The lower level of this home is fully finished, featuring a large rec room, 2 pc. bathroom (w/room to put in a corner shower if desired) as well as lots of storage. Come on outside to your SOUTH BACKYARD feaytring a huge tiered deck perfect for relaxing on a warm summer day! There is lots of space to watch the kids run & play & if you find it warm one day An attached double garage, double driveway & some street parking complete this package. Close to schools, parks, shopping, playgrounds and parks! This home is a great property for any family - come and have a look!