



**515 Stonegate Road NW  
Airdrie, Alberta**

**MLS # A2295729**



**\$599,900**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,618 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	Kitchen Island, No Smoking Home		

**Inclusions:** TV bracket in primary bedroom and basement bedroom

Welcome to this well cared for home in the highly sought-after family community of Stonegate in Airdrie. Located on a quiet street, this home offers a functional layout, inviting living spaces, and a sunny south-facing backyard—perfect for growing families. The main floor is warm and welcoming, featuring new luxury vinyl plank flooring and a cozy corner gas fireplace that anchors the living room. The spacious kitchen offers excellent storage with a corner pantry, a central island for gathering, and a charming window over the sink overlooking the backyard. The adjoining dining area provides easy access to the outdoor space, where you’ll find a beautifully maintained south-facing yard complete with a composite deck, stamped concrete patio, and new fencing—ideal for summer entertaining. Central air conditioning adds comfort during the warmer months. Upstairs, you’ll find three well-sized bedrooms, including the primary suite, complete with a walk-in closet and a private ensuite featuring a soaker tub and separate shower. This level is thoughtfully designed for family living, offering both comfort and functionality. The fully developed basement adds even more versatile living space, with a large family room, a small wet bar, a fourth bedroom, full bathroom, and a dedicated storage room—perfect for guests, teenagers, or a home office setup. Stonegate is a quiet, established community known for its family-friendly atmosphere, with convenient access to shopping, restaurants, and pathways. This is a wonderful opportunity to own a move-in-ready home in one of Airdrie’s most desirable neighbourhoods.