



**220 Stonegate Place NW  
Airdrie, Alberta**

**MLS # A2203934**



**\$899,900**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,652 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), No Neighb		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** N/A

OPEN HOUSE MARCH 22 from 12-2 pm! Welcome to this beautifully RENOVATED WALKOUT BUNGALOW, nestled in a tranquil CUL-DE-SAC with a spacious PIE-SHAPED LOT backing a GREENSPACE. This rare find is in the sought-after neighbourhood of Stonegate! Upon entering, you will appreciate the vaulted ceilings and open floor plan. Off the foyer is a large living room/flex space currently serving as a dining room. The RENOVATED kitchen is a chef's dream, featuring high-quality cabinets with soft close, stainless-steel appliances, and stunning QUARTZ countertops with a MATCHING BACKSPLASH. Enjoy the convenience of a rear deck with a natural gas hookup for your BBQ and the beauty of natural lighting from the floor-to-ceiling SOUTH-FACING TRIPLE PANE windows. This home boasts FIVE GENEROUS SIZE BEDROOMS, with the primary bedroom featuring a newly renovated full 4-piece ensuite. The ensuite includes a SPA-LIKE soaker tub and a walk-in shower with a RAINFALL showerhead, creating a perfect space to unwind and enjoy a moment of quiet relaxation. The main floor also showcases oak hand scraped hardwood flooring, two additional spacious bedrooms, a 4-piece main bath with marble countertops, and a laundry room with ample storage. The walkout basement features two good sized bedrooms with WALK-IN CLOSETS, an updated 4-piece bath, 9' CEILINGS and wall-to-wall TRIPLE PANE windows, flooding the space with natural light. It includes a large recreation room and a versatile flex space, perfect for office space. A gym area and a dry bar with an oversized fridge and floor-to-ceiling cabinets complete the open space. The yard is stunning with mature trees and extensive landscaping and is fully fence with a firepit, perfect for outdoor gatherings. The stucco was freshly painted with

CHIC&trade; Advanced Coating System, giving the home a fresh and modern look. With over 3,000 sq ft of developed living space, this home provides tons of space for a growing family! Did we mention the NEW FURNACE? Backing onto greenspace and just steps away from a playground and Airdrie's extensive 70+ km of walking paths and conveniently located in the TRI-SCHOOL (K-12) area and within walking distance of all amenities! Don't miss your chance to own this exceptional property in a prime location. Schedule your private viewing today.