



GRASSROOTS
REALTY GROUP

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204 Stonegate Place NW
Airdrie, Alberta

MLS # A2206909



\$744,999

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Stonegate | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,229 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, Oversized | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, Landscaped | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Welcome to this elegant two-storey home in the desirable Stonegate community. This 4+ bedroom residence features a primary suite with luxurious five-piece ensuite, and a custom Layne Kitchen with new appliances perfect for entertaining. The home offers both gas and wood burning fireplaces, while the walkout basement includes a spacious family/media room, plus a bedroom with ensuite bathroom. Outdoor amenities create a private retreat, with mature trees in the yard, a relaxing hot tub, and the property backs onto serene green space with walking paths. Car enthusiasts will appreciate the heated oversized garage with new garage door, bright lighting, and excellent organization. A separate storage shed provides additional space for tools and equipment. Energy-efficient features include a high-efficiency furnace and 60-gallon hot water tank. Located on a quiet cul-de-sac close to all amenities, this home offers the perfect blend of luxury, functionality, and modern comfort in a secluded, natural setting.