

531 Stonegate Road NW  
Airdrie, Alberta

MLS # A2258120



**\$610,000**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** NONE

**LOCATION! LOCATION! LOCATION!** Charming Family Home in a Quiet, Friendly Neighborhood Welcome to this inviting 2-storey home located on a peaceful street surrounded by wonderful neighbors. A playground just steps away sets the tone for this warm, family-oriented community. Main Level Highlights Welcoming Front Porch & Foyer: Step into a grand sunken entryway with ceramic tile flooring. Open & Bright Layout: Perfect for entertaining or everyday living. Stylish Kitchen: Beautiful oak cabinetry, plenty of counter space, central island, and a corner pantry. Dining Nook: Sun-filled breakfast space overlooking the south-facing backyard. Cozy Living Room: Features a built-in gas fireplace for those relaxing evenings. Practical Touches: Convenient half bath plus laundry/mud room on the main floor. Upstairs Retreat Primary Suite: Spacious master bedroom with a walk-in closet and a luxurious 4-piece ensuite featuring an oversized soaker tub and separate shower. Two Additional Bedrooms: Generously sized with their own full 4-piece bath. Basement & Outdoor Space Partially Finished Basement: Wide open recreation area with laminate floors, built-in sound wiring, and rough-in for a future bathroom—ready for your finishing touches. Large South-Facing Yard: Fully fenced, complete with a fire pit for memorable evenings outdoors. This home combines style, comfort, and functionality in a fantastic location. From the family-friendly street to the bright open design and outdoor living space, it's the perfect place to create lasting memories. Don't miss your chance to own this gem—schedule your private tour today!