

\$514,900 - 309 Stonegate Way Nw, Airdrie

MLS® #A2089697

\$514,900

4 Bedroom, 4.00 Bathroom, 1,438 sqft

Residential on 0.10 Acres

Stonegate, Airdrie, Alberta

Discover the epitome of modern comfort in this fully finished 3+1 bedroom, 3.5 bathroom, air-conditioned home, perfectly situated in the sought-after neighborhood of Stonegate. Step into a world of comfort and warmth with every thoughtful detail.

As you enter, be greeted by the allure of luxurious vinyl plank and tile flooring, complemented by updated lighting and custom solar window shades, setting the tone for the entire home. The main floor presents an ideal den/office space, a generously spacious living room offering ample room for all your furniture, and an inviting open-concept kitchen featuring refinished cabinets, a convenient corner pantry, and a custom shiplap center island, adding a touch of rustic charm to the contemporary setting.

The dining room opens up to a private, sunny south-facing yard, creating the perfect atmosphere for outdoor gatherings, featuring deck tiles to preserve the deck boards, and complemented by the convenience of a gas-line BBQ for delightful summer cookouts. The laundry room boasts brand new LG washer and dryer, alongside a convenient sink, ensuring a seamless and efficient laundry experience.

Upstairs, indulge in upgraded flooring throughout, and retreat to the primary suite, boasting a striking feature wall, a spacious walk-in closet, and a private, well-appointed 4-piece ensuite. Two additional bedrooms and a second 4-piece bath complete the upper



level, offering abundant space for the whole family.

The lower level has been exquisitely finished, featuring a stunning brand new 3-piece bathroom with a tiled shower & heated tile floor, a comfortable fourth bedroom, and a spacious media room enhanced by a cozy gas fireplace. Embrace the ultimate cinematic experience with the included projector screen and speakers, creating an entertainment haven for unforgettable movie nights.

The front and back yard are adorned with an in-ground sprinkler system, a newer fence, charming garden boxes & a corner perennial garden, providing a serene and picturesque outdoor escape, with rear-lane access.

Youâ€™ll enjoy the double attached garage, which is drywalled, & insulated. This property seamlessly combines practicality with style. Conveniently located across the street from a fantastic playground and close to schools, green space, walking paths & an array of amenities, this home promises a lifestyle of convenience and comfort.

Don't miss the opportunity to make this exceptional property yours. Schedule your showing today!

Built in 2002

Essential Information

MLS® #	A2089697
Price	\$514,900
Sold Price	\$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,438
Acres	0.10
Year Built	2002

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	309 Stonegate Way Nw
Subdivision	Stonegate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2S9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, See Remarks

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
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Date Sold	November 9th, 2023
Days on Market	15
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	2% REALTY
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