

\$724,900 - 344 Waterstone Place Se, Airdrie

MLS® #A2136255

\$724,900

4 Bedroom, 3.00 Bathroom, 1,461 sqft

Residential on 0.14 Acres

Waterstone, Airdrie, Alberta

Original Owner proudly presents this very well maintained and fully developed walkout bilevel with low maintenance and fully fenced yard. For the Discerning Buyer, this home is chalk full of mechanical and structural upgrades intended to provide peace of mind and save you \$\$\$\$. Exterior features include Euroslate rubber tile extended-life roofing and thermo flex stucco protection (insurance savings), and rubber coated front driveway, walkway and front step. Inside you will find a 23 kw Generac back-up generator, spacious in-floor heated four season sunroom off the kitchen, central AC, 2019 furnace, boiler supplied in-floor heating in the garage and walkout basement and the main level living area, custom designed epoxy floor in the "man cave" garage with cabinetry + wet bar sink (check out the pics), and all Poly B piping has been replaced. This home features a bright, open concept with vaulted ceilings and three solar tubes, and the three developed levels provide space for everyone, with a convenient work from home office (or 4th bedroom) located near the front entry. You'll love the outdoor living with a full length vinyl covered deck with stairs down to the low maintenance rear yard which features a two-tier covered and open stone patio with a pond feature and a spacious garden shed that provides additional storage. This home is move-in ready and features upgraded appliances, window coverings, alarm system (w/contract), vacuflow system, updated Telus fibre optics to the house, and



lots of storage. Walking distance to local schools for the kids, and an easy commute to CrossIron Mills, YYC airport and Calgary. Quick Possession. Come and see for yourself!

Built in 1995

Essential Information

MLS® #	A2136255
Price	\$724,900
Sold Price	\$724,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,461
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	344 Waterstone Place Se
Subdivision	Waterstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2G7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Workshop in Garage

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Solar Tube(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar
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Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, Finished, Full, Walk-Out

Exterior

Exterior Features	Courtyard, Covered Courtyard, Private Entrance
Lot Description	Back Yard, Cul-De-Sac, Waterfall
Roof	Rubber
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 14th, 2024
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Legacy Real Estate Services
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