

**148 Stonegate Crescent NW**  
**Airdrie, Alberta**

**MLS # A2226243**



**\$799,999**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,912 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Carport, Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Brush, Corner Lot, Few Trees, Pie Shaped Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Window Coverings

**\*\*RARE DREAM 4 CAR GARAGE & CUSTOM SHOP AND ATTACHED 2 CAR!\*\*** This property is a dream come true for garage lovers and hobbyists alike. Located on one of this MASSIVE PIE LOT in the mature community of Stonegate, this home features not just one &mdash; but **\*two\*** exceptional garage spaces room for 6 cars- Plus parking behind garage for cars, toys or RV!! In addition to the **\*\*oversized double attached garage\*\***, this home boasts a **\*\*massive 770 SQ FT HEATED CUSTOM 4 CAR DREAM SHOP\*\*** &mdash; purpose-built for serious work and storage. Designed to accommodate heavy-duty machinery and hoists, this shop includes **\*\*industrial-grade lighting\*\***, **\*\*220V wiring\*\***, **\*\*towering 12.5' ceilings\*\***, and a **\*\*breezeway garage door\*\*** that allows easy access for **\*\*RV or trailer parking\*\*** beside the home. Constructing a shop of this caliber today would cost **\*\*well over \$100,000\*\***! Inside the open concept home, you'll find almost **\*\*3000 SQ FT of developed living space\*\***, 4 bedrooms, and 3.5 baths &mdash; including a spacious master ensuite. The open-concept main floor features a home office/den, a functional mudroom with main floor laundry, a fully finished basement, and **\*\*high-efficiency central A/C\*\*** for year-round comfort. This is more than just a house &mdash; it's a rare opportunity to own a home with **\*\*garage 2+4 parking and workshop space that truly sets it apart.\*\*** Home offers incredible potential with some cosmetic updates &mdash; a perfect opportunity to add your personal touches!