

416 Stonegate Road NW
Airdrie, Alberta

MLS # A2314325



\$660,000

Division:	Stonegate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Central AC is in As is Condition

Welcome to this beautifully maintained original owner home in Stonegate, a community loved by families for its quiet streets, convenient location, and easy access to everything you need. Tucked away in northwest Airdrie, Stonegate offers quick access to Superstore, shopping, restaurants, schools and Hwy 2—with no train tracks to cross, making daily commuting simple and convenient. This 1,852 sq ft home has undergone incredible upgrades over the years and immediately showcases pride of ownership. Step inside to find LVP flooring flowing throughout the entire home and a bright, functional layout designed for everyday living. The professionally renovated kitchen is truly a showstopper, featuring extensive cabinetry, a large island, quartz countertops, upgraded finishes, and a timeless design that blends beauty with practicality. The spacious living room creates a warm and inviting place to gather, while new main floor windows bring in an abundance of natural light. Upstairs, you'll love the large bonus room, offering flexible space for movie nights, a playroom, or a home office. The primary suite is a wonderful retreat with a walk-in closet and ensuite complete with a separate tub and shower. The additional bedrooms are generously sized and ideal for a growing family. The basement adds even more versatility with a 4th bedroom featuring its own private ensuite, a second washer and dryer setup, and excellent potential to develop a future family room or recreation space while still maintaining great functionality. Outside, the south-facing backyard is beautifully landscaped and ready to enjoy with a spacious patio area, mature feel, and room to entertain or relax. There is also the added possibility for trailer storage with the addition of a gate, giving extra flexibility for toys or recreational vehicles. Homes that combine thoughtful upgrades, pride of ownership, and an

unbeatable location are hard to find—this one is truly a must see!