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119 Stonegate Crescent NW Airdrie, Alberta

MLS # A2352206

$609,900

Division:	Stonegate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,259 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached, Driveway, Enclosed, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Low M		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this spectacular, bi-level style bungalow offering an extraordinary floor plan, extensive renovations & a level of care that makes it feel like a brand new home. Ideally located just steps from pathways, parks, Starbucks & an array of amenities, this exceptional property combines distinctive architectural design w/ modern finishes & move in ready convenience. From the moment you step inside, you’ll appreciate the bright, welcoming interior & thoughtfully designed layout, offering an ideal balance of open living spaces & defined areas for relaxation, work, & entertaining. At the heart of the home is the beautifully renovated kitchen, featuring two-tone custom cabinetry, full height cabinets, quartz countertops, built-in pantry, soft close drawers, SS appliances, oversized sink, & abundant prep space. A dedicated coffee station & breakfast bar add the perfect finishing touches. The front dining rm provides an inviting setting for family dinners, while the rear living rm is designed for gathering, w/ full height sliding doors to the deck, a striking feature wall w/ gas fireplace, & an abundance of natural light. The showstopping feature is the truly exceptional floor plan. A dramatic, full width staircase leads to the elevated bedrms & office level, creating a natural separation b/w the main living & private retreats. This distinctive architectural design is rarely found in today’s market, giving the home an incredible sense of space, character, & functionality. The elevated level offers a full bath, versatile office or 3rd bedrm, an additional spacious bedrm, & generous primary retreat. The primary features a renovated walk-in closet & full ensuite w/ tiled feature wall & step in shower. The add bedrm offers excellent space & closet storage. The fully developed basement expands the living space even further, w/ a generous rec rm, adjoining games rm ideal for a pool

table, lrg 4th bedrm & impressive home gym featuring rubber flooring & mirrored doors. The gym could easily be converted into a 5th bedrm if desired. A functional laundry rm includes a custom dog wash w/ sink, connecting to a 3pc bathrm w/ fully tiled walk-in shower & oversized vanity. Excellent storage throughout completes this exceptionally functional home. Outside, the beautifully landscaped backyard offers a private setting to relax, garden, entertain, or enjoy your morning coffee on the spacious deck. Rear alley access adds further convenience. The extensive list of updates includes custom kitchen & bathrms, select newer windows, interior doors & trim, baseboards, updated lighting, renovated primary closet, built-in office, new ceilings, Duradek, staircase railing, wide-plank flooring, Gator rubber gym flooring, fresh paint, & epoxy-coated garage floor. Homes like this are exceptionally rare. Enjoy the feel & finish of a newer home, the charm of a mature neighbourhood and a floor plan that truly sets this property apart. This is more than a home, it’s one you need to experience in person!

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