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201 Stonegate Drive NW
Airdrie, Alberta

MLS # A2354953

$524,900

Division:	Stonegate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,034 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	4	**Baths:**	2
Garage:	Alley Access, Double Garage Detached, Insulated, Oversized, RV Access/Pa		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Beach, Few Trees, Front Yard, Fruit Trees/Shrub(s), C		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: None

Open House Saturday October 31 1-4pm. A very well maintained bi-level in the NW community of Stonegate is ready for it's new owner. This 4 bedroom, 2 bath home offers superb value for the detached market. Enter off the covered porch into a vaulted entry way with large coat closet. The main floor is ideally layed out with open living space with large - south facing - bay windows, 2 bedrooms, a 4 pc bathroom and all new kitchen (2023) with raised island, pantry & stainless steal appliances. The breakfast nook is well positioned off the kitchen and shares a rear entry onto the covered rear deck. The basement is fully finished with two additional bedrooms, 4 pc bath, huge family/rec room, designated laundry room with storage space & big bright windows. The yard is fully fenced and landscaped and offers RV parking and a very large oversize, insulated and drywalled garage (22' x 26'). The property is turn key and has been very well cared for by a single occupant for the last ten years. A recent professional cleaning of the home and furnace tune up has been completed.

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