

**228 Stonegate Place NW**  
**Airdrie, Alberta**

**MLS # A2171922**



**\$769,900**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,038 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, No Neighbou		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Outdoor playset, Pergola, String lights, Gemstone lighting, Garage heater, Shed, Pool table & accessories, Dartboard, White cupboards in garage

Situated on a quiet cul-de-sac on a highly desirable street, this gorgeous, original-owner WALKOUT home will capture your fancy from the moment you drive up. The custom exterior GEMSTONE lights dazzle in the evenings, and the oversized front veranda is perfect for enjoying sunsets while the kids ride their bikes. Inside this air-conditioned home, you'll love the 18-foot-high foyer, the 9-foot ceiling throughout the main level, and the large windows that allow the natural light to pour in. Rich hardwood floors and neutral paint tones create a fantastic palette to stylize. The kitchen is simply stunning. Designed by Layne Kitchens in 2018, no expense has been spared. With full-height cabinetry, soft-close drawers, tiled backsplash, under cabinet lights, modern appliances including a GAS RANGE, and quartz counters, cooking meals will be a culinary experience! The dining room is part of the open-concept design with a door that leads to the large deck where you will enjoy views of the pristine backyard and green space beyond. The living room is warm and inviting with a modern linear gas fireplace. The front room is a versatile area that can be used as a music room, an office, a second living room, or a formal dining space. Main floor laundry and two-piece bath (renovated in 2023) complete this spacious main level. Upstairs, the primary suite is truly a space to relax and unwind. The large area is perfect for a king-sized bed and the ensuite is simply spectacular. Having been entirely updated in 2021, you will immediately feel a sense of calm upon entering. The heated floors, the large tiled shower with a rain shower head, and the freestanding soaker tub are the perfect antidote to a stressful day. Two separate vanities with a makeup station create functionality. Custom closets are hidden behind a sliding barn door, keeping any clutter tucked away. Two additional bedrooms

and a 4 piece bath round out the upper level. The walkout basement is finished with a large open recreation room with a log gas fireplace and wiring for surround sound. There is also a 4th bedroom, a 3 piece bathroom, and a utility room with plenty of storage. Heading to the SOUTH backyard, you will appreciate the meticulous landscaping with mature trees and perennial flower gardens. The vinyl shed is great for storage, and the underground sprinklers add efficiency. The lovely pergola is perfect for summer nights watching the kids play on the beautiful playset. A gate leads out to the green space beyond where the kids can run their hearts out in the field or race to the playground. Additional updates include furnace (2013), hot water tank, shingles (2014), water softener (2021), carpeting and hardwood (2014), vacuflor, updated light fixtures, a gas line for a fire table on the lower patio, a 220 connection for a hot tub and Dacor switches. Parking is no problem with a triple-wide driveway and an oversized HEATED garage with a 220 panel for an electric vehicle.