

**204 Stonegate Place NW**  
**Airdrie, Alberta**

**MLS # A2206909**



**\$769,900**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,229 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

Welcome to your future home, where elegance meets comfort in this stunning two-story residence located on a quiet, low traffic cul-de-sac, in the desirable community of Stonegate. The custom Layne Kitchen is the heart of the home and is designed to inspire your culinary creativity. You will appreciate the new appliances and lovely décor. Generously sized bedrooms provide ample space for family and guests, ensuring everyone enjoys their own private retreat. The Primary bedroom features a luxurious 5-piece ensuite, perfect for unwinding after a long day. You can cozy up in front of either the gas or wood-burning fireplace, adding warmth and ambiance to your living space. The walkout basement provides additional living space, with a perfect family room/social media room. Outside you will be able to relax and rejuvenate in the private hot tub, an ideal spot for soaking and enjoying the starry nights. The elegant pergola enhances the outdoor living space, perfect for entertaining or enjoying a quiet moment. Discover the ultimate haven for car enthusiasts or those seeking the perfect "Man Cave" This property boasts an oversize garage, designed with meticulous care and attention to detail. The garage is heated, providing year-round comfort, and features a brand new garage door, bright lighting, well organized and spacious. This garage is the epitome of functionality. You will find the outdoor storage shed providing ample space for all your tools and equipment. The oversized front porch invites you to relax and enjoy the serene surroundings. Inside you will benefit from modern, energy-efficient amenities. The high-efficiency furnace ensures a cozy atmosphere throughout the coldest months, while the 60-gallon hot water tank and humidifier add to the comfort of your home. You will appreciate that this home backs onto a beautiful green space with walking path for

your pleasure. Close to all amenities. This property is a rare gem that combines practicality with style, perfect for anyone seeking a unique and well-equipped living space. Don't miss the opportunity to make this dream home yours!!