

# \$525,000 - 461 Stonegate Way Nw, Airdrie

MLS® #A2231910

**\$525,000**

4 Bedroom, 3.00 Bathroom, 968 sqft

Residential on 0.08 Acres

Stonegate, Airdrie, Alberta

NO CONDO FEES!! WHY RENT when you can own this Fantastic 4 Level Split that has just undergone a near \$10,000 LOW MAINTENANCE LANDSCAPING RENOVATION, has been FRESHLY PAINTED, and has a WEST FACING BACKYARD that BACKS ONTO GREENSPACE making it private and perfect for spending all your Summer days in the Sun. This 4 Bedroom and 3 Full Bath Home is Immaculate and Turnkey. When you arrive, you will notice the Single Attached Garage, and the Porch that leads you to this Home that has a total of 1850 sqft of Developed Living Space. The Main level has a Vaulted Ceiling with a Spacious Living Room and opens to the Large Kitchen with lots of Cabinetry, a Built-in Pantry, an Island with room for extra seating, a Large Dining area, and the views to the Third level. The Upper Level has a Spacious Primary Bedroom that can fit a King Suite with a Walk in Closet and a 4 pc Ensuite. Bedroom #2, and a 4 pc Bathroom complete the Upper Level. The Third Level features a Spacious Family Room with Gas Fireplace and great Windows to bring in Natural Light, Bedroom #3, and 4pc Bathroom. The Fourth Level has Bedroom #4, a Flex area perfect as a Wet Bar with a full sized Refrigerator and Cabinets, the Laundry and Utility Room, and a Massive Crawl Space for Storage. The Exterior just underwent a major upgrade to Low Maintenance Landscaping, and has a Large Deck to enjoy all the West Facing Sunshine



and Privacy, The Home also backs onto Greenspace and Pathways and has a Single Attached Garage. Shingles were replaced in 2015. Make this fantastic Home Yours! Quick Possession is Available if needed.

Built in 2003

### Essential Information

|                |                           |
|----------------|---------------------------|
| MLS® #         | A2231910                  |
| Price          | \$525,000                 |
| Bedrooms       | 4                         |
| Bathrooms      | 3.00                      |
| Full Baths     | 3                         |
| Square Footage | 968                       |
| Acres          | 0.08                      |
| Year Built     | 2003                      |
| Type           | Residential               |
| Sub-Type       | Semi Detached             |
| Style          | Back Split, 4 Level Split |
| Status         | Active                    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 461 Stonegate Way Nw |
| Subdivision | Stonegate            |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 2Y2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,                        |

|                 |                                            |
|-----------------|--------------------------------------------|
|                 | Refrigerator, Washer, Washer/Dryer Stacked |
| Heating         | Forced Air                                 |
| Cooling         | None                                       |
| Fireplace       | Yes                                        |
| # of Fireplaces | 1                                          |
| Fireplaces      | Gas                                        |
| Has Basement    | Yes                                        |
| Basement        | Crawl Space, Finished, Full, Walk-Out      |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 20              |
| Zoning         | R2              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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