



GRASSROOTS
REALTY GROUP

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152 Waterstone Place SE
Airdrie, Alberta

MLS # A2306950



\$829,900

Division:	Waterstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,751 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Located on a quiet cul-de-sac and backing directly onto a pond with a water feature that connects to Nose Creek, this fully developed walkout bungalow offers over 3,200 sq.ft. of developed living space with frequent wildlife and a natural backdrop that's difficult to replicate. The main floor features a bright, open layout with vaulted and ' ceilings, hardwood flooring, a formal dining area, and multiple living spaces that connect to the updated kitchen with granite countertops and stainless steel appliances, along with direct access to a full-width rear deck designed to take advantage of the west exposure and views. The upper level includes three bedrooms and two full bathrooms, including a primary suite with a renovated ensuite featuring dual vanities. The fully developed walkout level adds flexibility with a large recreation/media area, two additional bedrooms, a full bathroom, a spacious den well suited for a home office or exercise room, and excellent storage, with direct access to a lower patio and the landscaped and fenced backyard. Mechanical and capital improvements have been a clear focus, including two new furnaces and humidifier (2024), poly B replacement and bathroom renovations (2023), central air conditioning (2021), on-demand hot water (2019) and an underground sprinkler system (2022). Additional updates include new exterior doors including the front door (2025) and deck and patio doors (2019), updated kitchen appliances with fridge replaced in 2025, stove (2019) and dishwasher (2023). The double attached garage adds everyday convenience. Direct access to pathways along Nose Creek complete a well-maintained home in an established community with extensive green space.