



**514 Stonegate Road NW  
Airdrie, Alberta**

**MLS # A2316415**



**\$615,000**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Level, No Neighbours Behi		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Shed, doorbell camera, smart thermostat

Welcome to this beautifully RENOVATED home with NO NEIGHBOURS BEHIND in Stonegate! Upon entering, you will immediately appreciate the new LVP flooring (2024) throughout the main floor, the open-concept layout and the large windows bringing in plenty of natural light. The kitchen is functional and stylish featuring NEW quartz countertops (2026) and UPGRADED appliances (stove, dishwasher and microwave - 2024), finished with a modern backsplash design. The spacious living room has an electric fireplace with a beautiful wood paneling surround making it a great space to host friends and family! Heading upstairs, you’ll notice the NEWER carpet (both on the stairs and the entire upper level - December 2023). There are 3 bedrooms, 2 full bathrooms and a laundry closet with a NEWER washer and dryer (2024). Both bathrooms feature new LVP flooring as well (2026). The fully finished basement (also with NEWER carpet! - December 2023) has a large open area with built-ins and shelves, a 4th bedroom and another full 4-pc bathroom. You’ll love spending time in your fully fenced backyard with a massive 29’ x 12’ deck and extra privacy with no neighbours behind. Central AIR-CONDITIONING keeps you cool when needed! Additional UPGRADES include fresh paint throughout, NEW hot water tank (2026), NEW garage door motor, energy-efficient LED lights throughout the main floor and the basement, solar panels, NEW shingles on shed roof, smartlock front door and camera. This home is conveniently located close to multiple schools (One Hundred World’s pre-school, the Airdrie Learning Academy (kindergarten), Ecole Edwards elementary school, Ecole Airdrie Middle school and George McDougall High school), the Stonegate Drive playground, the Silvercreek shopping centre with multiple

shops and restaurants and the Real Canadian Superstore. The highway is easily accessible (without having to cross the train tracks!). This home has been lovingly cared for and meticulously maintained. A must-see! Call to book your private showing today.&nbsp;