



GRASSROOTS
REALTY GROUP

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531 Stonegate Road NW
Airdrie, Alberta

MLS # A2318075



\$539,900

Division:	Stonegate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,623 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: N/A

Many thousands of dollars were spent in the past 3 weeks in upgrading this home! Entire home freshly painted. Welcome to this 1,622 sq. ft. two-storey home with a fully finished basement, ideally located on a quiet, family-friendly street surrounded by wonderful neighbours. The moment you step inside, you'll be impressed by how fresh the home feels, thanks to a complete interior repaint. The welcoming front entry features stylish vinyl plank flooring and leads into a bright, open-concept layout designed for both comfortable everyday living and effortless entertaining. The spacious kitchen is a chef's delight, offering an abundance of cabinetry, stainless steel appliances, a central island, and a convenient walk-in pantry. The adjoining dining nook overlooks the sunny south-facing backyard, creating the perfect setting to enjoy your morning coffee or unwind at the end of the day. The cozy living room is the heart of the home, featuring a built-in gas fireplace that provides warmth and ambiance for family gatherings and quiet evenings alike. Upstairs, the generous primary suite offers a peaceful retreat, complete with a walk-in closet and a luxurious 4-piece ensuite featuring an oversized soaker tub and separate shower. Two additional spacious bedrooms share their own full 4-piece bathroom, providing plenty of room for family or guests. The main floor also offers practical conveniences, including a half bath and a combined laundry/mud room. The fully finished basement adds valuable living space with a brand-new 4-piece bathroom, a large recreation area with laminate flooring, built-in sound wiring, and oversized windows that allow plenty of natural light. Step outside to enjoy the large, fully fenced south-facing backyard, complete with a fire pit—perfect for entertaining, relaxing, and creating lasting memories with family and friends. Conveniently

located just minutes from Highway 2, Superstore, shopping, restaurants, and other amenities, this home also offers a playground only steps away, enhancing the welcoming, family-oriented atmosphere of the neighbourhood. Combining style, comfort, functionality, and an excellent location, this exceptional home is ready for its next owners. Easy to show. Quick possession available.