



**27 Stewart Road SE**  
**Airdrie, Alberta**

**MLS # A2326499**



**\$1,215,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                  |               |                   |
| <b>Size:</b>     | 2,939 sq.ft.   | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Driveway, Heated Garage, Oversized, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 3.81 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Landscaped, See Remarks                 |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas, See Remarks   | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood   | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | 2-27-29-W4                |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | RR-4                      |
| <b>Foundation:</b> | Piling(s), See Remarks   | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Soaking Tub, Vaulted Ceiling(s) |                   |                           |

**Inclusions:** Hot Tub (known to work but sold âœœas isâœœ), John Deere zero turn mower is negotiable.

Here is an opportunity to own a beautifully fully finished property situated on 3.8 private acres within the City of Airdrie & located on the edge of Rocky View County. This property the best of both worlds - new enough to not need everything replaced/renovated & still enjoy a mature yard without the wait! Enjoy the tranquility of country living w/ quick urban convenience&mdash; minutes fr shopping, restaurants, schools, grocery stores, & other amenities. The fully fenced/gated property has been professionally landscaped & boasts mature trees, perennials, sandstone boulders, and a natural dry creek bed combine to create a peaceful retreat. At the heart of the property, a central gathering area provides the perfect space for outdoor entertaining, evening fires, and family celebrations. A stunning 1,300 sq. ft. wraparound deck extends the home&rsquo;s living space outdoors, offering multiple seating and entertaining areas, a hot tub, and a dedicated BBQ space&mdash;ideal for relaxing or hosting guests while taking in the surrounding landscape. Car enthusiasts will appreciate the heated oversized triple attached garage, complete with generous storage, large windows, a boiler room, and a convenient built-in pet wash station. For hobbyists, mechanics, or business owners, the heated detached workshop is a standout feature. Finished with durable 5/8&rdquo; tongue-and-groove plywood, it includes a 100-amp electrical panel, two oversized overhead doors, abundant natural light & room for vehicle storage, equipment, or workshop space. The upper loft offers storage or other possibilities. Inside, the home showcases hardwood flooring throughout and an open-concept design filled with natural light and soaring ceilings. The main level features a welcoming family room w/wood-burning stove & gorgeous high ceilings & windows leading to your custom wet bar featuring a

live-edge African Bubinga wood countertop, hand-hammered copper sink, and built-in liquor dispenser. There is also an elegant living room with a gas fireplace, a spacious dining area, a well-appointed kitchen complete with stainless steel appliances, a gas range with double oven, a dedicated office, mudroom/laundry room, full bathroom, and two bedrooms inc the impressive primary suite featuring a luxurious spa-inspired ensuite w/floor-to-ceiling tile, dual walk-in showers, a classic clawfoot soaker tub, a custom trough-style vanity, & heated tile floors. The upper level is designed for entertaining, offering a spacious bonus/rec/family room, a third bedroom, three-piece bath, additional storage rooms, and a covered balcony showcasing breathtaking mountain views. Additional highlights inc unlimited parking, exceptional privacy, and a versatile property ideally suited for families of all ages and stages.