



GRASSROOTS
REALTY GROUP

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119 Stonegate Crescent NW
Airdrie, Alberta

MLS # A2343100



\$624,900

Division:	Stonegate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,259 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Enclosed, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this spectacular, truly one of a kind bi-level style bungalow, ideally located just steps from pathways, parks, Starbucks & an array of nearby amenities. Meticulously updated & exceptionally maintained, this home offers the rare opportunity to simply move in & enjoy! It feels like a brand new home, yet offers a floor plan & character you simply won't find in today's market. From the moment you step inside, you'll appreciate the bright, welcoming interior & unique layout designed to provide both functionality & separation. At the heart of the home you'll find the beautifully renovated kitchen featuring two-tone custom cabinetry, full-height cabinets, quartz counters, built-in pantry, soft-close drawers, SS appliances, oversized sink & abundant counter space. A dedicated coffee station & breakfast bar add to the everyday convenience. The front dining room provides an inviting setting for family dinners, while the rear living room is the perfect gathering space, featuring full-height sliders to the deck, a striking feature wall w/ gas fireplace & an abundance of natural light. The showstopping feature is the extraordinary floor plan. A dramatic, full-width stair leads to the elevated bedrooms & office area, creating a natural separation b/w the main living spaces. This architectural design is incredibly rare, creating a home that feels open & spacious while maintaining distinct living zones. The elevated level includes a bathroom, office (3rd bedrm), a bedroom, & a spacious primary retreat. The primary features a full ensuite w/ tiled wall, step in shower & walkthrough closet. The add. bedrooms offer generous space & ample closet space. The fully developed basement adds even more living space w/ a generous rec room, adjoining games room w/ pool table, large 4th bedroom & impressive home gym featuring rubber flooring & mirrored doors (easily converted to 5th bedrm). The

basement continues to impress w/ a functional laundry room which includes a custom dog wash/sink & connects to a 3pc bathroom with a fully tiled walkin shower & oversized vanity. Excellent storage throughout only adds to the home's functionality. Outside, the beautifully landscaped backyard offers a private retreat w/ spacious deck & rear alley access; perfect for morning coffee, gardening or entertaining. Extensively updated throughout, improvements include custom kitchen & bathrooms, select newer windows, interior doors/trim, baseboards, updated lighting, renovated primary walk-in closet, built-in office, new ceilings, Duradeck, staircase railing, wide-plank flooring, Gator rubber gym flooring, paint & an epoxy garage floor. Homes this unique are exceptionally rare. Offering the feel & finish of a nearly new home, combined w/ an established community, mature landscaping & a truly unforgettable, one of a kind floor plan, this is a home you need to experience in person. Move-in ready, extensively updated & unlike anything else on the market, this spectacular home is an absolute must see.