

# **\$525,000 - 461 Stonegate Way Nw, Airdrie**

MLS® #A2208377

**\$525,000**

4 Bedroom, 3.00 Bathroom, 968 sqft

Residential on 0.08 Acres

Stonegate, Airdrie, Alberta

OPPORTUNITY AWAITS with this great Home that has an illegal suite and with the removal of a small wall, it can very easily convert back to a Single Dwelling for your Family to enjoy!

This Great Home has a WEST FACING BACKYARD and BACKS ONTO GREENSPACE making it private and perfect for spending all your Summer days in the Sun. When you arrive, you will notice the Single Attached Garage, and the Porch that leads you to this Home that has a total of 1850 sqft of developed living space. The Main level has a Vaulted Ceiling with a Spacious Living Room and opens to the Large Kitchen with lots of Cabinetry, a Built-in Pantry, an Island with room for extra seating, a Large Dining area, and the Laundry space (that was built over the staircase which leads to the third level if converted back). The Upper level has a Spacious Primary Bedroom that can fit a King Suite, 4 pc Ensuite, Bedroom #2, and a 4 pc Bathroom. Walking around the side of the Home you will access the Lower Suite through its own Entrance. Upon entry, you are welcomed into a Spacious Family Room with Gas Fireplace, the Bedroom #3, and 4pc Bathroom. The Forth Level has Bedroom #4, a Flex area, Laundry and Utility Room, and a Massive Crawl Space for Storage. This Great Home has a Beautiful West Facing Yard with a Large Deck, and faces the Greenspace that you will find it quite remarkable. Ensure you watch the tour on MLS or Realtor.ca



Built in 2003

## Essential Information

|                |                           |
|----------------|---------------------------|
| MLS® #         | A2208377                  |
| Price          | \$525,000                 |
| Bedrooms       | 4                         |
| Bathrooms      | 3.00                      |
| Full Baths     | 3                         |
| Square Footage | 968                       |
| Acres          | 0.08                      |
| Year Built     | 2003                      |
| Type           | Residential               |
| Sub-Type       | Semi Detached             |
| Style          | 4 Level Split, Back Split |
| Status         | Active                    |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 461 Stonegate Way Nw |
| Subdivision | Stonegate            |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 2Y2              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, Separate Entrance, Vaulted Ceiling(s)                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Washer/Dryer Stacked |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |

|              |                                       |
|--------------|---------------------------------------|
| Has Basement | Yes                                   |
| Basement     | Crawl Space, Finished, Full, Walk-Out |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                  |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 25              |
| Zoning         | R2              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.