

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

MLS® #A2231910

**\$525,000**

4 Bedroom, 3.00 Bathroom, 968 sqft

Residential on 0.08 Acres

Stonegate, Airdrie, Alberta

OPEN HOUSE Sun June 22nd 12-2 pm

**\*\*WHY RENT** when you can own this

Fantastic 4 Level Split that has just undergone a near \$10,000 LOW MAINTENANCE

LANDSCAPING RENOVATION, has been

FRESHLY PAINTED, and has a WEST

FACING BACKYARD that BACKS ONTO

GREENSPACE making it private and perfect

for spending all your Summer days in the Sun.

This 4 Bedroom and 3 Full Bath Home is

Immaculate and Turnkey. 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 views to the Third

level. The Upper Level has a Spacious

Primary Bedroom that can fit a King Suite with

a Walk in Closet and a 4 pc Ensuite. Bedroom

#2, and a 4 pc Bathroom complete the Upper

Level. The Third Level features a Spacious

Family Room with Gas Fireplace and great

Windows to bring in Natural Light, Bedroom

#3, and 4pc Bathroom. The Fourth Level has

Bedroom #4, a Flex area perfect as a Wet Bar

with a full sized Refrigerator and Cabinets, the

Laundry and Utility Room, and a Massive

Crawl Space for Storage. The Exterior just

underwent a major upgrade to Low

Maintenance Landscaping, and has a Large

Deck to enjoy all the West Facing Sunshine



and Privacy, The Home also backs onto Greenspace and Pathways and has a Single Attached Garage. Shingles were replaced in 2015. Make this fantastic Home Yours! Quick Possession is Available if needed.

Built in 2003

### Essential Information

MLS® #	A2231910
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	June 18th, 2025
Days on Market	3
Zoning	R2

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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