



## 219 Stonegate Close Airdrie Alberta

\$539,000

The well-maintained bi-level has a great corner lot location and a sunshine filled south-facing backyard! Over 2,070 sq. ft. of developed space, 4 bedrooms and 3 full bathrooms ensure ample room for your family to grow and change. Plus a separate walk-up entrance into the finished basement allows a ton of versatility for a rental opportunity or extra privacy for multi-generation living. A neutral colour pallet, stylish laminate floors and loads of natural light create a welcoming first impression. Flanked by windows the living room fireplace provides a lovely focal point and a warm atmosphere. The vaulted kitchen is bright and airy featuring stainless steel appliances, lots of cabinets, a pantry for extra storage and a large breakfast nook that accesses the rear deck for easy outdoor dining and barbequing (with gas hook up) in the warmer months. Also on the main level is the casually elegant primary suite boasting a spacious design and a beautifully updated ensuite. The upper level is home to 2 additional bedrooms and another stylishly updated bathroom. A separate entrance into the finished basement adds a ton of privacy. A large rec room is a great multipurpose space for unwinding, games and movies. This level would also be perfect for guests, extended family members or older children still at home but needing more privacy thanks to the great layout, private design, good-sized bedroom and full bathroom. The sunny south-facing yard with a huge deck will be your favourite warm weather destination gathered around the built-in firepit roasting marshmallows under the stars. An included shed hides away the seasonal clutter and the double attached garage with extra parking on the driveway adds to your convenience. There are a few things to finish up for the new home owner, however, there is new LVP flooring and carpet, 2 updated bathrooms, paint and a brand new IKEA kitc...

Kitchen 12.50 Ft x 14.58 Ft

Recreational, Games room 14.25 Ft x 29.08 Ft

Furnace 12.58 Ft x 9.67 Ft

Bedroom 13.83 Ft x 8.33 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 14.58 Ft x 14.50 Ft

Living room 18.33 Ft x 16.92 Ft

Primary Bedroom 12.00 Ft x 15.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 10.50 Ft x 12.00 Ft

Bedroom 10.17 Ft x 12.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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