

# \$515,000 - 461 Stonegate Way Nw, Airdrie

MLS® #A2208377

**\$515,000**

4 Bedroom, 3.00 Bathroom, 968 sqft

Residential on 0.08 Acres

Stonegate, Airdrie, Alberta

You get to choose - Do you want this Home as a Single Dwelling, or with a Suite?

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 - Sellers will accommodate your needs! 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	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	968
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	Back Split, 4 Level 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	41
Zoning	R2

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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