



THE
A-TEAM

**RE/MAX
FIRST**

574 STONEGATE Road, Airdrie T4B 2Z9

MLS®#: **A2203731**

Area: **Stonegate**

Listing Date: **03/21/25**

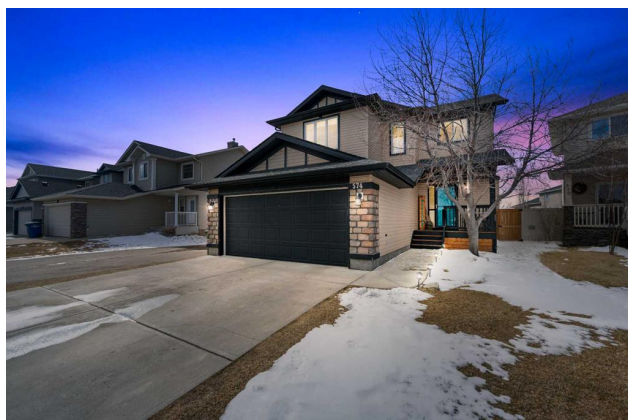
List Price: **\$629,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2004**

Lot Information

Lot Sz Ar: **4,703 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

15
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dock,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,Recessed Lighting,Track Lighting,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **0312461**

Zoning: **R1**

Remarks

Pub Rmks: **Rare Offering! This upgraded custom family home is perfect for larger families, with its spacious upper level with 4 bedrooms! Upgrades include: New Roof 2021,**

Central A/C 2022, Glass/Screen Storm Door at Front Entrance, New Fridge 2022, New South Fence/Trailer Gate 2022, New Humidifier 2023, Main Floor Bath Upgraded Vanity/Lights 2024, All New Carpets 2024, New Paint & Closet Organizers 2025. The open plan concept showcases an exceptionally large kitchen, featuring a peninsula island, glass cabinets, under cabinet lighting, walk in pantry, and a corner sink overlooking the yard! The spacious dining nook accommodates a large dining table, perfect for hosting larger dinners. It has high ceilings & transom windows, plus wainscoting that flows through to the inviting spacious living room with large windows and gas fireplace. Convenient main floor laundry / mud room. **Brand New Washer / Dryer for New Owners - Front Loading! Upstairs you will find a total of four bedrooms - one of which is an exquisite master retreat with a walk in closet and "spa-like" ensuite with built-in shelves, soaker tub, and separate shower. The landscaped and fenced yard is a private sunny oasis (only 1 side neighbour) that also offers alley access with potential for RV storage **parking pad fits a 30' RV! Walking/biking distance to Airdrie Tri-school (3 schools, K-12). Quick highway access to commute to Calgary. Close to shopping, restaurants, parks and pathways! Stonegate is a hidden gem...such a quiet neighbourhood...perfect for your family!

Inclusions:

Property Listed By:

N/A

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







