

# HELLO, *Gorgeous!*

## 208 STONEGATE CRESCENT NW

AAIRDRIE, ALBERTA

Welcome to this beautifully maintained family home in the established community of Stonegate... offering over 2,100 sq ft of developed living space, thoughtful updates throughout, and the kind of mature outdoor setting buyers are always searching for.

Freshly painted and move-in ready, this 4-bedroom, 4-bathroom home blends functional family living with comfort, warmth, and long-term pride of ownership.

### HOME HIGHLIGHTS

- 4 Bedrooms
- 4 Bathrooms
- 1,463.7 RMS Sq Ft Above Grade
- Fully Developed Basement
- Oversized Front Attached Garage
- Air Conditioning
- Natural Gas Stove
- Fresh Paint + Professionally Steam-Cleaned Carpets
- Mature Landscaping + Large Deck
- Fully Fenced Backyard
- Rear Lane Access
- McKee Built in 2002

### MAIN FLOOR LIVING

The main level offers a bright and welcoming layout with spacious living areas designed for everyday family life.

A large living room flows into the kitchen and dining area, while the mudroom/laundry space adds convenience and functionality. The oversized front entry creates an inviting first impression, and large windows throughout bring in plenty of natural light.

The kitchen features a natural gas stove, corner pantry storage, and direct access to the backyard deck... making entertaining and summer BBQ season easy.

### UPSTAIRS RETREAT

Upstairs, the spacious primary bedroom offers a private retreat complete with ensuite bathroom and walk-in closet.

Two additional bedrooms and a full bathroom provide excellent space for growing families, guests, or home office flexibility.

A jetted tub in the upper bathroom adds an extra touch of comfort and relaxation.

## FULLY DEVELOPED BASEMENT

The fully finished basement expands the home's versatility with:

- Fourth bedroom
- Additional bathroom
- Family/recreation space
- Storage/mechanical area

Perfect for teenagers, guests, hobbies, movie nights, or flexible work-from-home living.

## OUTDOOR LIVING

Step outside into a beautifully maintained backyard with mature trees, refreshed landscaping, and a large deck ready for summer evenings with family and friends.

Recent exterior improvements include:

- Newer shingles + fascia
- New siding on west side of home
- Fresh stain on deck, fencing & flower beds

The mature lot and established surroundings create a sense of privacy and comfort that newer communities simply can't replicate.

## IMPORTANT UPDATES

- Roof approximately 5 years old
- Furnace with newer heat exchanger
- Two hot water tanks
- Air conditioning installed
- Fresh paint throughout
- Carpets professionally steam cleaned

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

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TARA MOLINA  
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