

## \$699,000 - 509 Westerra Boulevard, Stony Plain

MLS® #E4424127

**\$699,000**

3 Bedroom, 3.50 Bathroom, 1,622 sqft  
Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Nestled on a quiet cul-de-sac, this executive walk-out bungalow backs onto a serene treed park reserve, offering privacy & beauty. Inside, thoughtful design & high-end finishes shine. The heart of the home is the stunning kitchen, featuring custom maple cabinets, a massive island, a raised eating bar & stainless-steel appliances. A walk-thru pantry & main-floor laundry hookup add convenience. The dining room opens to a maintenance-free deck, perfect for enjoying your morning coffee. The living room w/ high ceilings & a stone gas fireplace, offers a cozy retreat. The spacious primary boasts a walk-in closet & spa-like ensuite with a soaker tub & tiled shower. A main-floor den with built-in desks offers a quiet workspace. The finished basement has in-floor heating, a large family room with walk-out to an aggregate patio wired for a hot tub, plus 2 oversized bedrooms with ensuites & walk-in closets. A heated 25x26 garage with a floor drain & separate basement entrance completes this warm & luxurious home.

Built in 2006

### Essential Information

MLS® #	E4424127
Price	\$699,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,622
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	509 Westerra Boulevard
Area	Stony Plain
Subdivision	Westerra
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 3A1

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Front Porch, Hot Water Tankless, No Animal Home, No Smoking Home, Walkout Basement, Wall Unit-Built-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	High Park School
Middle	High Park School
High	Memorial Composite

## Additional Information

Date Listed	March 5th, 2025
Days on Market	9
Zoning	Zone 91

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