

## \$524,997 - 1722 Westerra Wynd, Stony Plain

MLS® #E4421711

**\$524,997**

3 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Welcome to the "Kaylan" built by the award-winning builder Pacesetter homes and is located in the heart of Lake Westerra and just steps to the neighborhood parks and walking trails. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is main floor den and full bathroom. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. This home also comes with a side separate entrance perfect for future legal suite development. This home backs on to the greenspace for added privacy \*\*\* Under construction photos used are from a previously built home same style, will be complete by December\*\*\*

Built in 2025

### Essential Information

MLS® # E4421711

Price \$524,997



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,970
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1722 Westerra Wynd
Area	Stony Plain
Subdivision	Westerra
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2Z1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 13th, 2025

Days on Market                151

Zoning                              Zone 91

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