

## \$765,000 - 1409 Westerra Bay, Stony Plain

MLS® #E4453646

**\$765,000**

5 Bedroom, 3.00 Bathroom, 1,506 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Welcome to your dream bungalow, nestled in the neighborhood of Westerra, surrounded by lush greenery and mature trees, this stunning home offers a perfect blend of comfort, style and tranquility. The beautifully landscaped backyard feels like your own private retreat, with a charming cabin style shed that adds character and functionality. This open concept home features hardwood floors, custom quartz countertops, cozy gas fireplaces. A chef's kitchen with a walk in pantry that flows seamlessly into the dining & living areas, making it ideal for entertaining family & friends. The main floor offers two spacious bedrooms plus a front office. The master suite overlooks the backyard and boast a French door leading to a private deck, a walk in closet with custom california closets and a luxurious ensuite. The lower level you'll find plenty of room for family living with two additional bedrooms and a storage rm which could be the fifth bedroom. THIS IS A RARE GEM!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453646  |
| Price     | \$765,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,506                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1409 Westerra Bay |
| Area        | Stony Plain       |
| Subdivision | Westerra          |
| City        | Stony Plain       |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7Z 0B3           |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                     |
| Parking        | Double Garage Attached, Insulated, Over Sized                                                                         |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Fireplace         | Yes                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                          |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                             |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 91           |

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Listing information last updated on August 27th, 2025 at 4:32pm MDT