



**GRASSROOTS**  
REALTY GROUP

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**31, 33 Stonegate Drive NW**  
**Airdrie, Alberta**

**MLS # A2224869**



**\$399,900**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,391 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Pantry, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 378

**LLD:** -

**Zoning:** R2-T

**Utilities:** -

**Inclusions:** Blinds

Welcome to this beautifully maintained and move-in-ready townhouse in the desirable and family-friendly community of Stonegate. With its thoughtful layout, bright interior, and inviting outdoor space, this fully developed home offers exceptional value and comfort. Step inside to a bright and welcoming main level featuring rich laminate flooring and a modern open-concept design. The kitchen is a standout with stainless steel appliances, sleek cabinetry, and ample counter space including an eating bar—perfect for entertaining or casual meals. The dining area offers generous space and natural light, while the cozy living room looks out over the outdoors. You will love beautiful summer days out on the lovely patio and garden area. A convenient 2-piece powder room and functional front entry complete the main floor. Upstairs, you’ll find three generous bedrooms, including a large primary retreat large enough for a king bed. It boasts a walk-in closet with custom shelving and a large window that floods the room with light. Two additional bedrooms offer versatility for kids, guests, or home office use. A full 4-piece bathroom serves the upper level, providing comfort and convenience for the whole household. The developed basement extends your living space with a large recreation room, perfect for movie nights, a games area, or a cozy family hangout. A feature stone wall and niche for a future electric fireplace or entertainment unit add warmth and character to the space. You’ll also find a dedicated laundry room with modern appliances and upper cabinetry for additional storage. Ideally located near schools, parks, and shopping with easy access to major routes, this townhouse combines space, style, and functionality—ready for you to call home.

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