



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**276 Stonegate Close NW**  
**Airdrie, Alberta**

**MLS # A2235406**



**\$569,900**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Gazebo, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Murphy Bed (Basement bedroom), Hutch in the Kitchen, Shed		

Welcome to your perfect family home in the beautiful and highly sought-after neighborhood of Stonegate in Airdrie! This spacious and thoughtfully designed home offers everything a growing family could want, nestled in a friendly, walkable community surrounded by parks, paths, and an abundance of nearby amenities. Boasting a total of 5 bedrooms and 3 full bathrooms, including a private ensuite off the primary bedroom, this home is the ideal blend of comfort and function. The primary suite is a true retreat, featuring a large walk-in closet with built-in shelving for optimal organization. Throughout the home, you'll find soaring high ceilings and newer luxury vinyl plank flooring, creating a bright and inviting atmosphere. The fully finished basement is a dream for entertaining and relaxing, complete with a cozy gas fireplace, built-in home theatre system including projector, screen, speakers, and an impressive custom lighting system that turns movie nights into a cinematic experience. Step outside to the west-facing backyard and enjoy the sun all afternoon and evening from your huge deck and patio, partially covered by a durable metal awning with added shade for comfort on hot days. The yard backs onto an alley, offering privacy and convenience, with plenty of space to garden, entertain, or let the kids and pets run free. This home also features central air conditioning, a central vacuum system, and an attached oversized garage with a built-in workbench—perfect for projects, hobbies, or extra storage. Located just steps away from all the amenities you could ask for—Superstore, Canadian Tire, Starbucks, Tim Hortons, pharmacies, restaurants, and more—you'll love the incredible walkability of this well-established community. This is more than just a house—it's a place to truly call home.

Don't miss your opportunity to live in one of Airdrie's most desirable areas!