



**GRASSROOTS**  
REALTY GROUP

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**140 Stonegate Close NW**  
**Airdrie, Alberta**

**MLS # A2249635**



**\$555,000**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Pots and pan rack, garage shelving unit, window blinds,

PRICE REDUCED BY \$5000.00 Charming Bi-Level Home in Stonegate, Airdrie &ndash; Perfect for Families! Looking for a comfortable and affordable home in the highly sought-after community of Stonegate, Airdrie? This beautiful 3-bedroom, 2-bathroom bi-level home is just the place for your family! Step inside to discover an open-concept main level, thoughtfully designed for easy living and entertaining. Whether you're hosting guests, spending time with the kids, or preparing delicious meals in your modern, updated kitchen, this space will fit your needs. Downstairs, the spacious rec room is ready to become your family's favorite hangout. Need a cozy movie night or an epic gaming setup? The partially finished theatre room is a dream come true for movie lovers and gamers alike. Love the outdoors? The backyard offers two decks, perfect for BBQs and gatherings, while the green space provides plenty of room for kids and pets to play. Located in Stonegate, a community known for its convenient access to shopping, walking paths, and parks, this home combines location, comfort, and affordability in one irresistible package! Don't miss this opportunity&mdash;schedule your showing today!