



GRASSROOTS
REALTY GROUP

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

576 Stonegate Way NW
Airdrie, Alberta

MLS # A2265183



\$520,000

Division:	Stonegate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,071 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: NA

Welcome to this beautifully maintained 4-bedroom, 3-bathroom semi-detached home with a single attached garage, perfectly located in the desirable community of Stonegate, Airdrie! Freshly painted and move-in ready, this fully developed home offers comfort, functionality, and exceptional value — ideal for first-time buyers, growing families, or those looking to downsize. The main floor features an inviting open-concept layout with a bright living area, spacious dining space, and a well-appointed kitchen with plenty of cabinetry and counter space. Upstairs, you'll find two generous bedrooms, including a primary suite with an ensuite bathroom, plus another full bathroom for added convenience. The fully developed lower level expands your living space with two additional bedrooms, a full bathroom, a large family room, and an illegal basement suite complete with its own kitchen and laundry area — perfect for extended family, guests, or potential rental income. Enjoy the attached single garage, private backyard, and a fantastic location close to parks, pathways, schools, and shopping. This home combines affordability with style and space in one of Airdrie's most sought-after neighborhoods. Don't miss your opportunity — book your private showing today!