

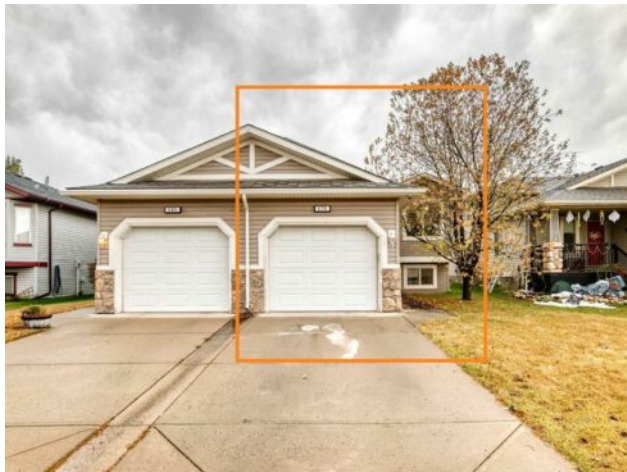


**GRASSROOTS**  
REALTY GROUP

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**576 Stonegate Way NW**  
**Airdrie, Alberta**

**MLS # A2274834**



**\$429,900**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

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 &mdash; 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 &mdash; perfect for extended family or guests. 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 &mdash; book your private showing today!