



**GRASSROOTS**  
REALTY GROUP

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**74, 4 Stonegate Drive NW**  
**Airdrie, Alberta**

**MLS # A2282311**



**\$369,000**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Private		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bathroom Rough-in, No Smoking Home, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 353
<b>LLD:</b>	-
<b>Zoning:</b>	R2-T
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to Stonegate Crossing, where comfort, convenience, and outdoor space come together in one of Airdrie's most well-located townhome communities. This well-maintained 3-bedroom, 1.5-bath townhome offers 1,228 sq. ft. of bright, functional living space and one of the home's most sought-after features &mdash; a large, fully fenced and private backyard, perfect for kids, pets, and relaxed outdoor living. Whether it's summer BBQs, a safe place for children to play, or room for your dog to roam, this yard truly sets the home apart. The open-concept main floor is filled with natural light thanks to large south-facing windows, creating a warm and welcoming atmosphere. Durable laminate flooring flows through the living space, leading into a clean, timeless kitchen with white cabinetry, stainless steel appliances, and a versatile island &mdash; ideal for everyday living or casual entertaining. The adjacent dining area opens directly to the patio and backyard, making indoor-outdoor living effortless. Upstairs, you'll find three generously sized bedrooms, including a peaceful primary retreat, along with an updated 4-piece bathroom designed for both comfort and practicality. The full unfinished basement provides excellent storage today and a blank canvas for future development, while the high-efficiency furnace adds peace of mind and year-round comfort. Enjoy the convenience of two assigned parking stalls right outside your front door, plus visitor parking immediately adjacent. This pet-friendly complex is exceptionally well-managed and offers some of the lowest condo fees in Airdrie at just \$353/month, delivering outstanding value. Ideally located within walking distance to schools, playgrounds, shopping, restaurants, Superstore, and Canadian Tire, with easy access to major routes &mdash; this home offers a lifestyle that's both

simple and connected. Whether you're a growing family, a pet owner, or a buyer looking for space, value, and long-term flexibility, this is an opportunity you won't want to miss. Book your private showing today and experience the lifestyle at Stonegate Crossing for yourself.