



**197 Stonegate Drive NW
Airdrie, Alberta**

MLS # A2288735



\$525,000

Division:	Stonegate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,053 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Second Fridge and Dishwasher in basement

Step into a home that offers both space and flexibility for the way you live today. This bright and open bi-level is filled with natural light, thanks to south-facing bay windows that create a warm, uplifting atmosphere from the moment you arrive. The main living area is perfectly suited for relaxed evenings or hosting friends, while the well-designed kitchen provides ample counter space and stainless steel appliances—ideal for everything from busy mornings to weekend entertaining. The primary bedroom is a comfortable retreat, featuring bay windows, a stylish feature wall, a walk-in closet, and a private 4-piece ensuite—an inviting place to unwind at the end of the day. A second bedroom and full bathroom on the main level make this layout equally appealing for families, guests, or those working from home. Downstairs, the fully finished basement expands your living space with a large recreation room made for movie nights, games, or casual gatherings. A spacious den functions beautifully as a home office or creative space, yet offers enough room to be used as a fourth bedroom if needed. A third bedroom, full bathroom, and convenient wet bar area (no stove) add versatility for extended family, teens, or overnight guests. Outside, enjoy your morning coffee or summer evenings on the deck just off the kitchen, overlooking open green space that offers privacy and room to relax. The heated and insulated garage is a true bonus—complete with 220V wiring! With quick access to the QE2, nearby schools, and everyday amenities, this home supports an easy, well-connected lifestyle while offering the comfort and space to truly settle in. Explore the 3D Virtual Tour and imagine making this home your own.