



**4, 33 Stonegate Drive NW
Airdrie, Alberta**

MLS # A2300987



\$409,888

Division:	Stonegate		
Type:	Residential/Other		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,122 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Walk-In Closet(s)		

Inclusions: none

An Affordable & More RARE BI-LEVEL STYLE Fully Finished Home, offering a private lower suite (illegal) that is perfect for extended family, PARENTS, or a nanny's live-in quarters. Boasting a total of 4 bedrooms 2 FULL BATHS, and a Exceptional layout. The main floor features OPEN Kitchen with eating bar, corner pantry, off Dining room & Bright LIVING Room with South Exposure Window! Also, a private side entrance out to the Barbecue! 3 bedrooms on Main with Full bath & cheater ensuite door to Master. The lower level OFFERS BIG BI-LEVEL Windows & is Fully finished including a 4th bedroom, a dedicated office or hobby room, a Large Rec. room/Family room, & a second full bathroom. Enjoy the outdoors on the LARGE west-backing concrete patio, perfect for afternoon sun. Additional highlights include tons of storage and an OVERSIZED SINGLE ATTACHED GARAGE. This home is situated in a quiet, well-maintained complex offering both comfort and convenience. CALL TO VIEW TODAY!