

**11, 33 Stonegate Drive NW**  
**Airdrie, Alberta**

**MLS # A2301791**



**\$419,900**

<b>Division:</b>	Stonegate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,575 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Few Trees, Garden,		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** N/A

Welcome to this well cared for home in the highly sought-after family community of Stonegate in Airdrie NW. Located in a quiet complex, this home offers a functional layout, inviting living spaces, renovated 3 bedrooms with 3 full bathrooms &mdash;perfect for growing families. The main floor is warm and welcoming, featuring new luxury vinyl plank flooring and newer kitchen appliances and quartz countertops. The kitchen space is thoughtful and offers excellent storage with a corner pantry and a central island for gathering. The adjoining dining area provides easy access to the outdoor space, where you&rsquo;ll find a concrete pad for your Summer BBQs and beautifully maintained backyard space that overlooks the environmental reserve. Second level has a primary bedroom with it's own ensuite bathroom plus a walk-in closet and a second bedroom with common bathroom outside. The lower level has a large family room which is anchored by a corner fireplace plus the 3rd bedroom, another FULL bathroom and your laundry room. Tons of space here for design and storage. This level is thoughtfully designed for family living, offering both comfort and functionality. The lower level basement is unfinished with dedicated storage room in the crawl space &mdash;perfect for future development for guests, teenagers, or a home office setup. Stonegate is a quiet, established community known for its family-friendly atmosphere, with convenient access to shopping, restaurants, and pathways. This is a wonderful opportunity to own a move-in-ready home in one of Airdrie&rsquo;s most desirable neighbourhoods minutes from Commercial and other amenities!! Vacant and Move in ready, this could be your opportunity to own a beautiful house in Stonegate. Book your showing today!