



## 4 Stonegate Drive Airdrie Alberta

\$399,900

Welcome to Stonegate Crossing! This delightful townhome is your gateway to comfortable living in a serene setting, with a large, fenced backyard. With 3 spacious bedrooms and 1.5 baths, this well-maintained home is perfect for families or those looking for extra space. Enjoy the convenience of 2 parking stalls right at your door and visitor parking next to the stalls. Step inside to discover 1245 SF of inviting living space, highlighted by beautiful laminate flooring and an abundance of natural light streaming through large south-facing windows. The open-concept main floor features a cozy living room that flows seamlessly into a stylish kitchen, complete with timeless white cabinetry, stainless steel appliances, and a versatile island. The adjacent dining area is perfect for family dinners or casual gatherings, and it leads out to a large, fenced yard and patio—ideal for outdoor entertaining and relaxation. Upstairs, you'll find three generously sized bedrooms, including a tranquil primary suite, and an updated full 4-piece bathroom. The full unfinished basement offers a blank canvas to customize to your liking, with a high-efficiency furnace ensuring year-round comfort. This pet-friendly complex boasts some of the lowest condo fees in Airdrie at just \$331.50 per month, providing exceptional value. Enjoy a prime location with easy access to schools, shopping, playgrounds, and restaurants, all within walking distance of Super Store and Canadian Tire. Don't miss this opportunity to make this charming property your own! Schedule your private viewing today and experience the charm of Stonegate Crossing for yourself! (id:6769)

Laundry room 8.08 Ft x 5.00 Ft  
Furnace 7.08 Ft x 4.17 Ft  
Living room 15.83 Ft x 14.25 Ft  
Kitchen 9.42 Ft x 8.67 Ft  
Dining room 14.17 Ft x 7.50 Ft

2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 13.67 Ft x 12.33 Ft  
Bedroom 12.33 Ft x 9.08 Ft  
Bedroom 10.92 Ft x 9.75 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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