



GRASSROOTS
REALTY GROUP

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27, 4 Stonegate Drive NW
Airdrie, Alberta

MLS # A2317940



\$339,900

Division:	Stonegate		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 373
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: n/a

Pride of ownership shines throughout this original-owner END UNIT townhouse in desirable Stonegate Crossing. Recent updates include all new windows throughout, offering added comfort and efficiency. The main level features a bright living room, dining area, kitchen, and convenient 2-piece bath. Upstairs, you'll find 3 spacious bedrooms and a full bathroom. The fully finished basement provides valuable additional living space with a family room, fourth bedroom, and full bathroom. With 4 bedrooms, 2.5 bathrooms, and a sought-after end-unit location, this home offers the perfect combination of space, functionality, and value. Close to schools, parks, shopping, and walking paths.