

\$349,900 - 23, 4 Stonegate Drive Nw, Airdrie

MLS® #A2121875

\$349,900

3 Bedroom, 3.00 Bathroom, 1,240 sqft
Residential on 0.03 Acres

Stonegate, Airdrie, Alberta

Welcome to this fully developed and thoughtfully updated townhome nestled in the inviting community of Stonegate. This charming abode presents a blend of contemporary style and functional design across its 1847 SF of living space, featuring 3 bedrooms, 2.5 bathrooms, south fenced back yard & 2 parking stalls right out front (with visitor parking next to the stalls)!

Step inside to discover a bright & open ambiance, accentuated by newer laminate flooring (2019) that graces the main level. The spacious living room beckons with ample natural light streaming through large windows, offering a cozy retreat for relaxation or entertaining guests.

The heart of the home lies in the updated kitchen, boasting timeless white cabinetry, stainless steel appliances, abundant counter space, and a versatile moveable island. Adjacent to the kitchen, the dining area serves as a focal point for family gatherings or game nights, providing seamless access to the fenced south yard and patio—an ideal setting for alfresco dining or soaking up the sun.

Ascending upstairs reveals brand-new carpeting (installed just two weeks ago) throughout the stairs, hallway, and primary bedroom, enhancing both comfort and aesthetics. Three generously sized bedrooms offer ample space for rest and rejuvenation, including a sprawling primary suite adorned with dual closets for added convenience. Completing the upper level is a shared,



updated 4-piece bathroom.

Descending to the fully finished lower level (completed in 2019), you'll find a sprawling family room and recreation area, accompanied by a well-appointed 4-piece bathroom and a convenient laundry area equipped with newer washer/dryer, and a Newer Furnace & Hot Water Tank (2019).

Out front, a welcoming veranda sets the stage for enjoying your morning coffee or unwinding with a refreshing beverage in the evening. This pet-friendly complex boasts one of the lowest condo fees in Airdrie, offering exceptional value at just \$316.00 per month.

Conveniently located near schools, parks, and green spaces, with easy access to main routes and the QE11 highway, this family-friendly home epitomizes modern comfort and convenience. Don't miss your chance to experience the lifestyle offered by this remarkable townhome—schedule your viewing today and make it yours!

Built in 1999

Essential Information

MLS® #	A2121875
Price	\$349,900
Sold Price	\$390,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.03
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	23, 4 Stonegate Drive Nw
Subdivision	Stonegate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2T2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Kitchen Island, No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 18th, 2024
Days on Market	7
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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