



THE
A-TEAM

**RE/MAX
FIRST**

433 STONEGATE Way, Airdrie T4B 2Y2

MLS® #: **A2125926**

Area: **Stonegate**

Listing Date: **04/25/24**

List Price: **\$549,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,045

Year Built:

2002

Low Sqft:

Ttl Sqft:

1,045

Lot Information

Lot Sz Ar:

3,907 sqft

Lot Shape:

DOM

24

Layout

Beds:

5 (3 2)

Baths:

4.0 (4 0)

Style:

4 Level Split, Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape, No Neighbours Behind
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Tile, Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Window Coverings

Int Feat:

Ceiling Fan(s), Double Vanity, Quartz Counters, Recessed Lighting, Storage

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8'7" x 9'5"
Living Room	Main	13'5" x 17'2"
5pc Ensuite bath	Second	10'9" x 5'0"
Bedroom	Second	9'11" x 9'6"
4pc Bathroom	Basement	4'9" x 8'1"
Kitchen	Basement	11'9" x 15'5"
4pc Bathroom	Lower	8'9" x 5'1"

Room	Level	Dimensions
Kitchen	Main	8'7" x 10'2"
4pc Bathroom	Second	5'0" x 8'0"
Bedroom	Second	11'3" x 9'1"
Bedroom - Primary	Second	10'11" x 13'0"
Bedroom	Basement	9'4" x 10'1"
Laundry	Basement	5'11" x 7'10"
Bedroom	Lower	8'6" x 9'3"

Kitchen	Lower	12`9" x 11`7"	Furnace/Utility Room	Lower	8`6" x 8`11"
Legal/Tax/Financial					

Title: Fee Simple		Zoning: R2	
Legal Desc:	0212409		Remarks

Pub Rmks:	<p>RARE & UNIQUE OPPORTUNITY. Multiple separate living spaces with kitchens. Welcome to your new home sweet home in the sought-after neighborhood of Stonegate! Nestled within this charming community, this 4-level split duplex stands as a testament to versatility and comfort. With an impressive layout featuring 5 bedrooms and 3 full bathrooms, this residence offers over 2000 Sq Ft of living space, ensuring ample room for both relaxation and entertainment. Upon entering the foyer of the main floor, you are greeted by a kitchen that embodies modern elegance, boasting white cabinetry, sleek quartz counters, and gleaming stainless-steel appliances. This culinary haven seamlessly flows into a generous living room and a dining area, creating a space that exudes warmth and functionality. Ascend to the second floor, where tranquility awaits in the form of two spacious bedrooms sharing a well-appointed 4-piece bathroom. The pièce de résistance of this level is the primary bedroom - a delightful retreat adorned with a large closet and a luxurious 5-piece ensuite, offering the perfect sanctuary for rest and rejuvenation. Venture to the lower levels and discover endless possibilities. The main basement, with its separate entry, features a cozy kitchen with space for a dining table and a charming corner gas fireplace, creating an inviting atmosphere for gatherings with loved ones. Additionally, this level encompasses a generous bedroom, a convenient 4-piece bathroom, and a laundry room, ensuring both practicality and comfort. Descend further to find a third kitchen and dining area, accompanied by another 4-piece bathroom and a bedroom, large storage area underneath the entire middle level, providing ample space for extended family or potential rental opportunities. Not to mention, the expansive backyard beckons outdoor enthusiasts and offers a serene retreat with no neighbors behind, ensuring privacy and tranquility. For added convenience, a single-car garage stands ready to accommodate your vehicle or provide extra storage space for your belongings. Whether you choose to live in one unit and rent out the others or capitalize on the property's full rental potential, the possibilities are endless. Experience the epitome of modern living in Stonegate with this exceptional duplex. Don't miss your chance to make this versatile and stylish residence your own!</p>
Inclusions:	N/A
Property Listed By:	RE/MAX iRealty Innovations

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







