

433 STONEGATE Way, Airdrie T4B 2Y2

MLS®#:	A2125926	Area:	Stonegate	Listing	04/25/24	List Price: \$549,900
Status:	Pending	County:	Airdrie	Date: Change:	None	Association: Fort McMurray



eral Informatior	<u>1</u>			DOM		
Туре:	Residential			24		
Туре:	Semi Detached	(Half		<u>Layout</u>		
	Duplex)	Finished Floor Ar	ea	Beds:	5 (3 2)	
Town:	Airdrie	Abv Sqft:	1,045	Baths:	4.0 (4 0)	
Built:	2002	Low Sqft:		Style:	4 Level Split,Side by	
<u>nformation</u>		Ttl Sqft:	1,045		Side	
Sz Ar:	3,907 sqft					
Shape:				Parking		
				Ttl Park:	2	
				Garage Sz:	1	
SS:						
eat:	: Low Maintenance Landscape,No Neighbours Behind					
Feat:	Single Garage	Attached	-			

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas			Construction: Vinyl Siding,Wood Frame Flooring:	Vinyl Siding,Wood Frame				
Ext Feat:	Private Yard			Tile,Vinyl	Tile,Vinyl				
				Water Source: Fnd/Bsmt:					
		Poured Concrete							
Kitchen Appl: Int Feat: Utilities:	Int Feat: Ceiling Fan(s),Double Vanity,Quartz Counters,Recessed Ligh Utilities:								
Room		Level	Dimensions	Room	Level	Dimensions			
Dining Room		Main	8`7" x 9`5"	Kitchen	Main	8`7" x 10`2"			
Living Room		Main	13`5" x 17`2"	4pc Bathroom	Second	5`0" x 8`0"			
5pc Ensuite ba	ath	Second	10`9" x 5`0"	Bedroom	Second	11`3" x 9`1"			
Bedroom		Second	9`11" x 9`6"	Bedroom - Primary	Second	10`11" x 13`0"			
4pc Bathroom		Basement	4`9" x 8`1"	Bedroom	Basement	9`4" x 10`1"			
Kitchen		Basement	11`9" x 15`5"	Laundry	Basement	5`11" x 7`10"			
4pc Bathroom		Lower	8`9" x 5`1"	Bedroom	Lower	8`6" x 9`3"			

Kitchen	Lower	12`9" x 11`7"	Furnace/Utility Room Legal/Tax/Financial	Lower	8`6" x 8`11"
Title: Fee Simple Legal Desc:	0212409	Zoning: R2	Remarks		
Pub Rmks: Inclusions: Property Listed By:	Stonegate! Nestled within to bedrooms and 3 full bathro the foyer of the main floor, steel appliances. This culina to the second floor, where is the primary bedroom - a Venture to the lower levels a charming corner gas firep convenient 4-piece bathroo another 4-piece bathroom a opportunities. Not to menti tranquility. For added conv	ome in the sought-after neighborhood of nd comfort. With an impressive layout featuring 5 or relaxation and entertainment. Upon entering of, sleek quartz counters, and gleaming stainless- ace that exudes warmth and functionality. Ascend e bathroom. The pièce de résistance of this level he perfect sanctuary for rest and rejuvenation. Is a cozy kitchen with space for a dining table and level encompasses a generous bedroom, a a third kitchen and dining area, accompanied by space for extended family or potential rental is no neighbors behind, ensuring privacy and a storage space for your belongings. Whether you es are endless. Experience the epitome of modern e your own!			

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



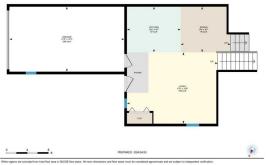








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433 Stonegate Way NW, Airdrie, AB Main (Below Grade) Exterior Area 587.13 sq ft Interior Area 538.95 sq ft









