



THE
A-TEAM

**RE/MAX
FIRST**

33 STONEGATE Drive #14, Airdrie T4B 2V6

MLS®#: **A2159117**

Area: **Stonegate**

Listing Date: **08/27/24**

List Price: **\$449,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,380**

Low Sqft:

Ttl Sqft: **1,380**

Lot Information

Lot Sz Ar: **1,711 sqft**

Lot Shape:

DOM

23

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Garden**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	11`7" x 9`9"
Dining Room	Main	9`6" x 9`1"
Bedroom - Primary	Upper	13`9" x 12`3"
Bedroom	Upper	11`0" x 9`1"
4pc Bathroom	Upper	8`4" x 4`11"
Game Room	Basement	18`11" x 11`2"
3pc Bathroom	Basement	9`7" x 4`11"

Room	Level	Dimensions
Living Room	Main	12`2" x 11`11"
2pc Bathroom	Main	7`9" x 2`7"
Bedroom	Upper	11`10" x 10`0"
3pc Ensuite bath	Upper	8`8" x 6`1"
Laundry	Basement	8`1" x 4`7"
Den	Basement	13`6" x 9`8"

Legal/Tax/Financial

Condo Fee:
\$378

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0012191**

Remarks

Pub Rmks: **This well-maintained townhouse in the sought-after NW Stonegate community is a fantastic find! It's conveniently located near Superstore, shopping centers, restaurants, and other essential services and features OVER 1900 FT.² OF DEVELOPED LIVING SPACE! As you enter, you'll be welcomed by a bright and open entrance complete with a double closet and a 2-piece bathroom. The open-concept main floor features a kitchen, dining and living room. Hardwood floors throughout add to the elegance of this family home. Access the back patio from the kitchen area. This is the perfect space for family BBQ's and entertaining. The upper floor boasts three spacious bedrooms and two full bathrooms, including a primary suite which features an updated en-suite bathroom. A tile and glass shower is sure to please! The basement is partially developed with a rec room, Den, full bathroom, laundry room, and extra storage space. For winter convenience and additional storage, the property includes a single attached garage. A front driveway provides an additional parking spot. This property has it all! Make Stonegate home today!**

Inclusions: **window treatments**
Property Listed By: **RE/MAX House of Real Estate**

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