



THE
A-TEAM

**RE/MAX
FIRST**

410 STONEGATE Way, Airdrie T4B 2X9

MLS®#: **A2186588**

Area: **Stonegate**

Listing Date: **01/10/25**

List Price: **\$499,500**

Status: **Active**

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:

1,043

Year Built:

2002

Low Sqft:

Ttl Sqft:

1,043

Lot Information

Lot Sz Ar:

3,089 sqft

Lot Shape:

DOM

11

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`0" x 6`3"
Dining Room	Main	9`4" x 5`11"
Bedroom - Primary	Main	14`7" x 10`9"
4pc Bathroom	Basement	11`3" x 4`10"
Bedroom	Basement	11`7" x 11`4"
Furnace/Utility Room	Basement	10`4" x 11`4"

Room	Level	Dimensions
Bedroom	Main	11`4" x 9`3"
Living Room	Main	16`2" x 15`2"
Kitchen	Main	13`9" x 11`7"
Bedroom	Basement	14`8" x 10`5"
Game Room	Basement	24`6" x 15`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0212409

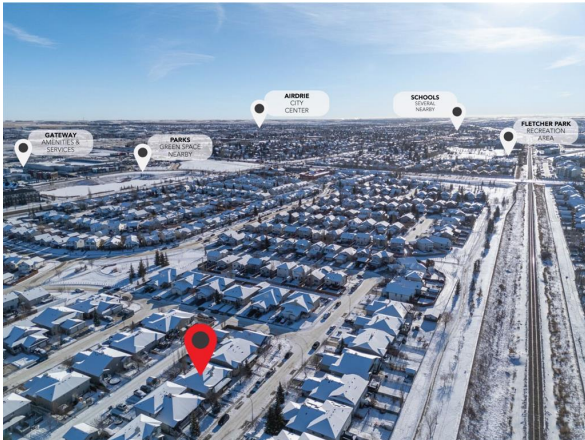
Zoning:
R2

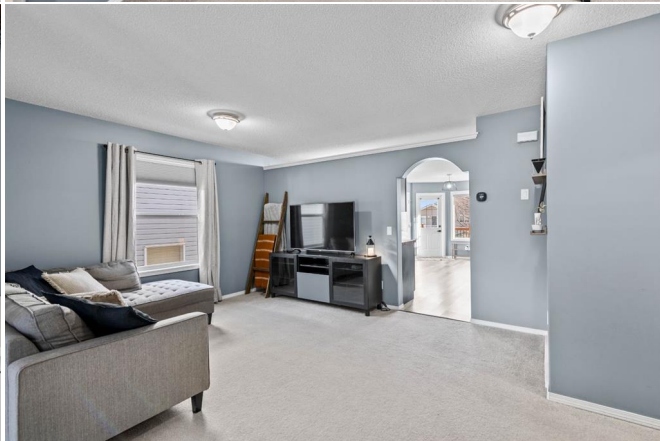
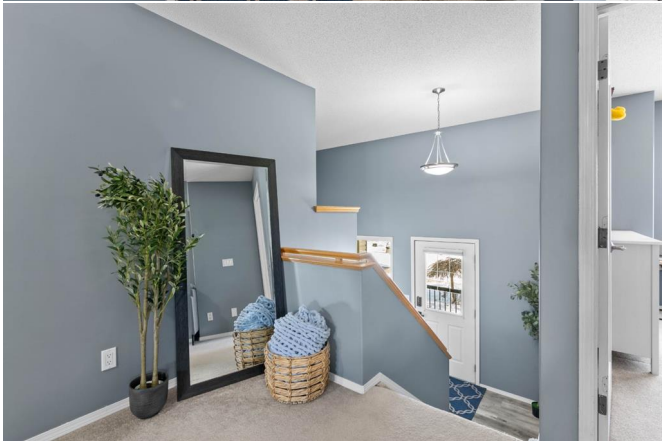
Remarks

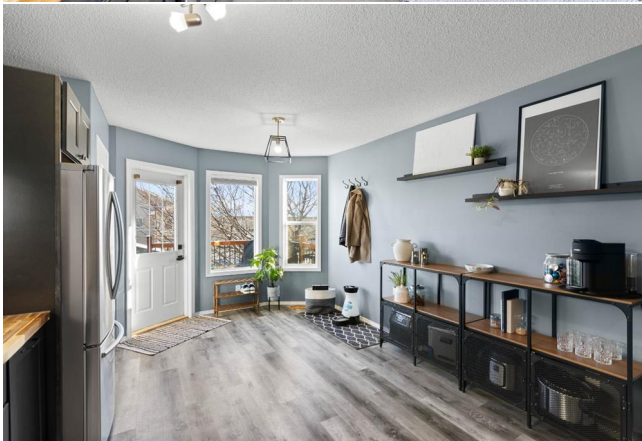
Pub Rmks: **Welcome to Your Dream Home in Stonegate, Airdrie! This beautifully renovated custom bi-level duplex is ideally situated in the family-friendly community of Stonegate. With 4 spacious bedrooms and 2 full bathrooms, this home offers plenty of room for your growing family or entertaining guests! Step onto the charming front-covered porch and enjoy your morning coffee while listening to the tranquil sound of the babbling brook right in your front yard. Inside, the heart of the home shines with a recently updated kitchen featuring modern cabinetry, stunning wooden countertops, and ample storage space. The bright and open layout makes cooking and gathering a joy. Step out onto your private deck off the kitchen, an ideal spot for family barbecues and summer evenings. The main floor features the master bedroom with a huge walk-in closet, plus a versatile second bedroom that could serve as a cozy office or nursery. The lower level boasts a bar, two additional bedrooms, and a full 4-piece bathroom, providing excellent privacy for older children and guests or even a home gym setup. Located within walking distance of schools, playgrounds, and local amenities, this home offers the perfect balance of convenience and community living. Don't miss this incredible opportunity—schedule your private showing today and make this house your home!**

Inclusions:
Property Listed By: **STORAGE SHED
Manor Real Estate Ltd.**

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













410 Stonegate Way NW, Airdrie, AB

Man Floor
 Exterior Area 1363.08 sq ft
 Interior Area 958.80 sq ft



PREPARED: 2025/01/08



White regions are excluded from total floor area in iQGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

410 Stonegate Way NW, Airdrie, AB

Basement (Below Grade)
 Exterior Area 833.08 sq ft
 Interior Area 823.94 sq ft



PREPARED: 2025/01/08



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