

\$395,000 - 31, 33 Stonegate Drive Nw, Airdrie

MLS® #A2242434

\$395,000

3 Bedroom, 2.00 Bathroom, 1,391 sqft

Residential on 0.04 Acres

Stonegate, Airdrie, Alberta

Welcome to this beautifully maintained and move-in-ready townhouse in the desirable and family-friendly community of Stonegate. With its thoughtful layout, bright interior, and inviting outdoor space, this fully developed home offers exceptional value and comfort. Step inside to a bright and welcoming main level featuring rich laminate flooring and a modern open-concept design. The kitchen is a standout with stainless steel appliances, sleek cabinetry, and ample counter space including an eating bar—perfect for entertaining or casual meals. The dining area offers generous space and natural light, while the cozy living room looks out over the outdoors. You will love beautiful summer days out on the lovely patio and garden area. A convenient 2-piece powder room and functional front entry complete the main floor. Upstairs, you™ll find three generous bedrooms, including a large primary retreat large enough for a king bed. It boasts a walk-in closet with custom shelving and a large window that floods the room with light. Two additional bedrooms offer versatility for kids, guests, or home office use. A full 4-piece bathroom serves the upper level, providing comfort and convenience for the whole household. The developed basement extends your living space with a large recreation room, perfect for movie nights, a games area, or a cozy family hangout. A feature stone wall and niche for a future electric fireplace or entertainment unit add warmth and character to the space. You™ll



also find a dedicated laundry room with modern appliances and upper cabinetry for additional storage. Ideally located near schools, parks, and shopping with easy access to major routes, this townhouse combines space, style, and functionalityâ€”ready for you to call home.

Built in 2001

Essential Information

MLS® #	A2242434
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,391
Acres	0.04
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	31, 33 Stonegate Drive Nw
Subdivision	Stonegate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2V9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 23rd, 2025
Days on Market	12
Zoning	R2-T

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.