

# \$549,900 - 440 Stonegate Road Nw, Airdrie

MLS® #A2219085

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.09 Acres

Stonegate, Airdrie, Alberta

Charming family home in the heart of Airdrie's established Stonegate community.

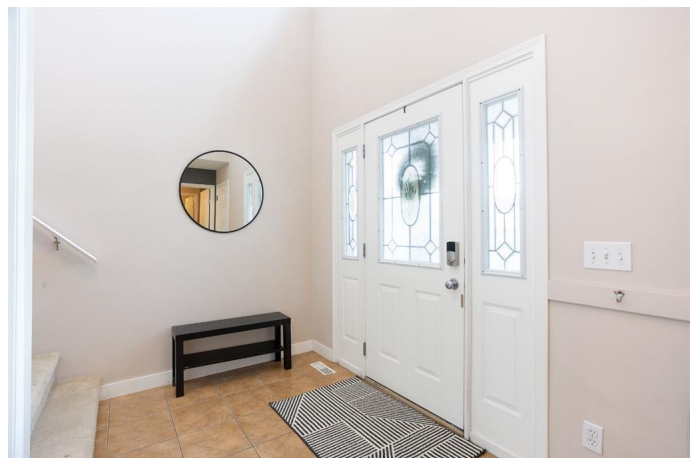
Tucked away on a quiet street, this beautiful 2-storey home offers the perfect blend of comfort, space, and location. With central A/C and a water softener already in place, you'll enjoy modern convenience year-round.

Step inside to a bright, open-concept main level that features a spacious kitchen with an extended eating bar and cozy dining nook—ideal for everyday living and entertaining. The family room is warm and welcoming with a corner wood-burning gas fireplace, complete with a classic mantle and tile surround.

Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a walk-in closet and a private 4-piece ensuite. The fully finished basement adds even more functional space with a fourth bedroom—perfect for guests, a home office, or teens needing their own space.

Step outside into the sunny, south-facing backyard, fully fenced for privacy and relaxation. Enjoy summer BBQs and morning coffee on the oversized 16' x 12' deck. An attached double garage completes the package.

Stonegate is a mature, established



neighbourhood in Airdrie, known for its quiet streets, larger lot sizes, and sense of community. Living in an older part of the city means tree-lined streets, well-developed parks, and proximity to all the essentials—including schools, shopping, restaurants, and public transit.

Airdrie offers the perfect balance of small-town charm and big-city access. Located just minutes north of Calgary, it's a family-friendly city with a strong sense of community, excellent recreational facilities, and a growing list of local amenities. Enjoy year-round events, great schools, walking paths, and quick access to major highways for an easy commute.

This home won't last long—book your private showing today and see what makes this Stonegate property such a great opportunity.

Built in 2003

### Essential Information

MLS® #	A2219085
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	440 Stonegate Road Nw
Subdivision	Stonegate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3A1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
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