

\$620,000 - 216 Stonegate Place Nw, Airdrie

MLS® #A2256862

\$620,000

4 Bedroom, 4.00 Bathroom, 1,987 sqft

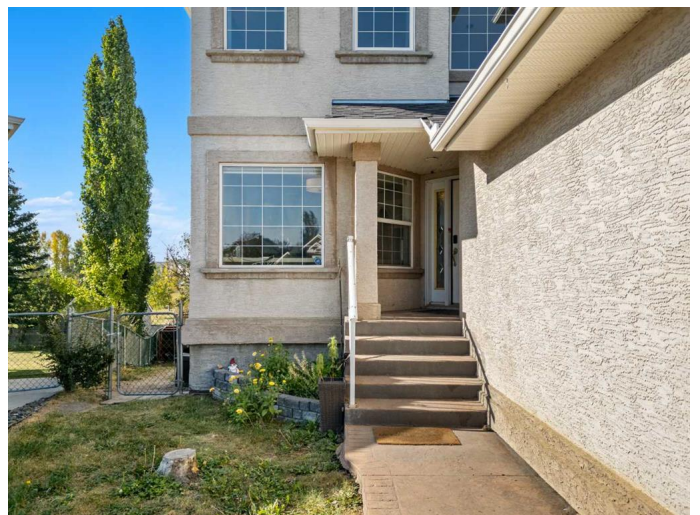
Residential on 0.15 Acres

Stonegate, Airdrie, Alberta

This home does require some TLC, and the price has been adjusted to reflect that—offering incredible potential for buyers ready to add their personal touch and make it their own. This 4-bedroom, 3.5-bathroom home sits on an impressive, MASSIVE PIE SHAPED lot—a size rarely offered in today’s new developments. Perfectly positioned in a quiet cul-de-sac, the property backs directly onto GREENSPACE with pathways and a park, creating a private and scenic setting for everyday life.

Inside, you’ll find almost 3,000 sq ft of finished living space designed for both comfort and function. The main floor features a welcoming living room with a GAS FIREPLACE, a spacious dining area with access to the southwest-facing deck (includes BBQ GAS HOOKUP), and a bright kitchen with GRANITE counters, stainless steel appliances, GAS STOVE, a large kitchen island, and a corner pantry. A versatile DEN/OFFICE, half bath, laundry, and OVERSIZED ATTACHED GARAGE with a 3-CAR STAMPED CONCRETE DRIVEWAY add convenience.

Upstairs, the primary suite captures peaceful park views and includes dual closets and a 5-PIECE ENSUITE. Two more generously sized bedrooms and a refreshed full bath complete the level. The WALKOUT BASEMENT adds even more flexibility with a family room featuring another GAS fireplace,



one bedroom, and a large rec space that can easily be converted into an additional bedroom, home gym, office, or entertainment area. Plus the added value of recent upgrades including a NEWER COMBI-BOILER (hot water on-demand and furnace system) (approx. 2019), a NEWER ROOF (approx. 2020), and CENTRAL A/C to keep cool on hot summer days. The covered concrete patio area, HUGE BACKYARD, and mature landscaping put the finishing touch on this fantastic family home.

Families will love the location within the Tri-School District, plus quick access to shopping, transit, and commuter routes like the QE2.

With greenspace out back and a RARE OVERSIZED LOT, this home offers a lifestyle you won't find in today's newer builds. Book your private showing today!

Built in 1999

Essential Information

MLS® #	A2256862
Price	\$620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,987
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	216 Stonegate Place Nw
Subdivision	Stonegate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2P3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Boiler, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Private, Views, Cul-De-Sac, Fruit Trees/Shrub(s), Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	36
Zoning	R1

Listing Details

Listing Office	Real Broker
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