

# \$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

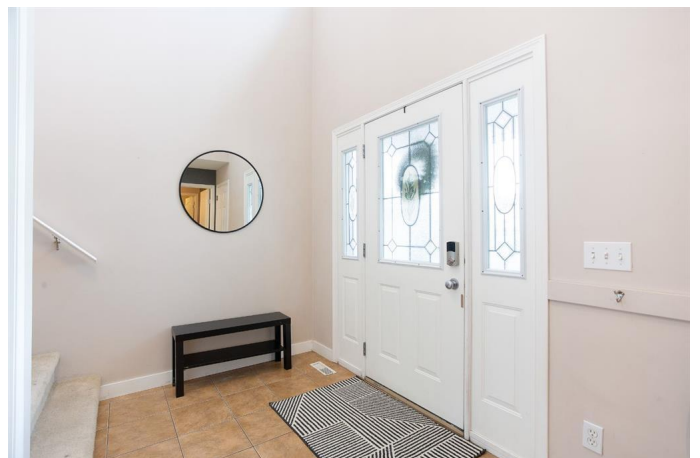
OPEN HOUSE SATURDAY MAY 17 and  
SUNDAY MAY 18 from 1:00pm - 3:00pm !!!  
Charming family home in the heart of Airdrie's  
established Stonegate community.

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	2
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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