

\$509,900 - 181 Cobblestone Gate Sw, Airdrie

MLS® #A2209036

\$509,900

3 Bedroom, 3.00 Bathroom, 1,256 sqft
Residential on 0.05 Acres

Cobblestone., Airdrie, Alberta

IMMEDIATE POSSESSION ,DOUBLE
DETACHED GARAGE, DECK, FENCED AND
LANDSCAPED, NO CONDO FEES.

PICTURES ARE OF SAME MODEL, NOT
SUBJECT PROPERTY. Welcome to the "St.
Andrews" townhome, by Award winning,
Master Builder, Douglas Homes Ltd. From the
front covered porch, the entry opens onto the
spacious great room with 9ft ceiling and
gleaming hardwood floors throughout the main
floor. The aspiring chef will appreciate the well
planned "island" kitchen. From the upgraded
42 inch, soft close cabinets, to the gorgeous
quartz countertops, everything is within easy
reach. The sparkling stainless steel fridge, the
glass top, self cleaning electric range, the
dishwasher, and over the range
microwave/hoodfan are all just an arms length
from the kitchen sink. Opposite side of the
island, provides a convenient pantry, and desk
with upper cabinet for all those recipe books
you will collect. The spacious dining area
features a large picture window looking out
upon the back yard with room for the kids to
play, with a rear entry door to the deck for
those summer bbq's. Here also is a 2pc
powder room for your guests convenience,
and perhaps the kids hurried need. Upstairs
includes 2 good sized secondary bedrooms, a
4pce bathroom with quartz vanity and tile
floors, a convenient upstairs laundry, and a
spacious primary bedroom with large upsized
window and ensuite bath, with walk in shower,
with glass front, tile floor and again a quartz



QUICK POSSESSION

ST. ANDREWS

181 Cobblestone Gate SW • Cobblestone Creek, Airdrie

1306 sq ft 3 bedrooms 2.5 bathrooms 20'



FEATURES

- ✓ Townhouse
- ✓ No Condo Fees
- ✓ Rear Garage
- ✓ Front Concrete Pad
- ✓ 9' Main Floor Ceiling
- ✓ Treated Wood Deck
- ✓ Full Landscaping to Front/Back
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floor
- ✓ Built-In Desk



*Price includes lot&gst. Price, features & plan are subject to change at any time.

vanity. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread. All this in the desirable new subdivision Cobblestone Creek, with tennis courts, playgrounds, future school reserve, pathways and numerous green spaces, on the western edge of Airdrie, with wide open country side, and views to the west.

Built in 2025

Essential Information

MLS® #	A2209036
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	181 Cobblestone Gate Sw
Subdivision	Cobblestone.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4Z9

Amenities

Amenities	None
Parking Spaces	2

Parking Double Garage Detached
of Garages 2

Interior

Interior Features Kitchen Island, No Animal Ho
Appliances Dishwasher, Electric Range,
Hood Fan, Refrigerator
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full, Unfinished



Exterior

Exterior Features None
Lot Description Back Yard, Landscaped
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025
Days on Market 3
Zoning r3
HOA Fees 152
HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Capital Realty

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