

# \$499,900 - 112 Cobblestone Gate Sw, Airdrie

MLS® #A2200265

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,528 sqft  
Residential on 0.04 Acres

Cobblestone., Airdrie, Alberta

OPEN HOUSE TOMORROW SATURDAY  
MARCH 8TH 12PM-2PM\*\*DEAL OF THE  
WEEK â€“ NO CONDO FEES | BRAND NEW  
| 3 BEDROOMS + LOFT | 2.5 BATHROOMS |  
1,527+ SQ. FT. | 2 STOREY | UNDER 500K!

This never-lived-in modern townhouse in Cobblestone, Airdrie, offers the perfect combination of high-end upgrades, thoughtful design, and timeless elegance. Finished in a designer color palette that reflects the highest standards of luxury, the open-concept main floor features a sleek black quartz island, an upgraded French door fridge with an ice maker, full-height cabinetry, and a stylish gold lighting package. These elements are beautifully complemented by wide plank luxury laminate flooring and large windows that fill the space with natural light.

Upstairs, the versatile LOFT offers the ideal space for a home office or playroom, while the convenient laundry room comes with a front-load washer and dryer. The primary suite boasts a walk-in closet and a spa-inspired ensuite with upgraded showers. Two additional bedrooms and a beautifully finished bathroom complete the upper floor. The unfinished basement offers endless possibilities for customization. Outside, enjoy a rear concrete parking pad, a fully landscaped front and rear yard, elegant brickwork at the front, and a house number signâ€”all scheduled for completion in the spring. Located in a community with fantastic accessibility, thanks to the new overpass from HWY 2, this home is



just minutes from major commuter routes, schools, and parks, with future connectivity to Chinook Winds Park. Tennis and basketball courts are already in place for your enjoyment. This is a perfect blend of luxury, practicality, and convenience—don't miss your chance, schedule your viewing today!

Built in 2024

### Essential Information

MLS® #	A2200265
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	112 Cobblestone Gate Sw
Subdivision	Cobblestone.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	6
Zoning	R2-T
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.