

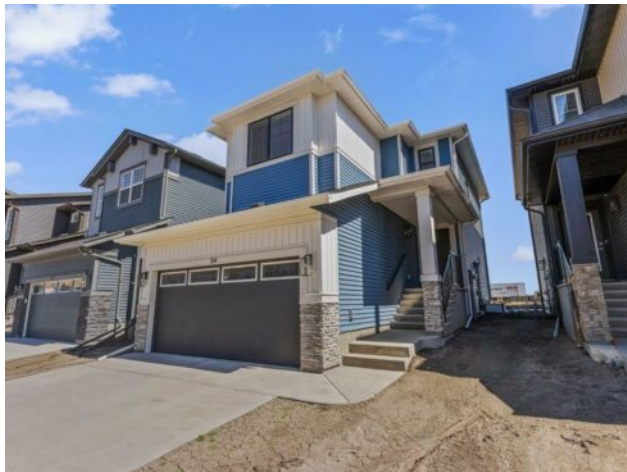


GRASSROOTS
REALTY GROUP

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54 Cobbleridge Place SW
Airdrie, Alberta

MLS # A2216588



\$690,000

Division:	Cobblestone Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Pantry		

Inclusions:	N/A
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Welcome to this newly built, beautiful residence in Cobblestone Creek showcasing a sophisticated black-and-white aesthetic and an impressive array of high-end upgrades. This thoughtfully designed home features open-concept living enhanced by stylish paint-grade railings for a modern architectural touch. The gourmet kitchen is a chef’s dream, complete with all-black finishes, gas stove, upgraded pantry, two tone cabinets and a built-in garbage pull-out. Upgraded pot lighting throughout the kitchen, great room, and primary bedroom provides a bright, welcoming atmosphere. The living room also features a designer fireplace with premium brick surround, perfect for relaxing or entertaining. The upper-level primary suite includes a luxurious 5-piece ensuite with sleek black fixtures, while the main floor powder room has been upgraded with custom cabinetry for added elegance. Upstairs you will find two more good-sized bedrooms and a bonus room for all entertaining needs. With a double attached garage and large driveway you have plenty of parking. Smart home features include a touch-lock entry system, integrated Google Home, smart plugs, and automated switches. Additional upgrades include a side entry to the basement, centralized air conditioning system, water softener, blackout blinds in all bedrooms and bathrooms, and sheer privacy blinds throughout. Enjoy the outdoors with an upgraded vinyl deck and a generously sized backyard. Built in August 2024 by Shane Homes this home is still under Alberta New Home Warranty. Ideally located within walking distance to Chinook Gate Park and close to the future Southwest Airdrie Recreation Centre, this home blends modern style with comfort and convenience—truly a must-see property.