



**GRASSROOTS**  
REALTY GROUP

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**108 Cobblestone Gate SW**  
**Airdrie, Alberta**

**MLS # A2229507**



**\$515,000**

<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer

**\*\*Priced to Sell\*\*** No Condo Fees! Quick Possession Available & Conveniently Located Near All Major Access Routes. Welcome to this beautifully crafted townhouse offering 1,529 sq ft of thoughtfully designed living space. The spacious main floor features a modern kitchen with a large island that comfortably seats four, perfect for casual dining and entertaining. A convenient rear entry includes built-in coat hooks and a bench for added functionality. Upstairs, the well-planned layout offers a serene primary suite and two additional bedrooms, separated by a versatile flex room and a laundry room for added privacy and convenience. The unfinished basement provides endless possibilities for future development, and the double detached garage ensures ample parking and storage. Front and rear landscaping is included, making this home truly move-in ready.