



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

229 Cobblestone Gate
Airdrie, Alberta

MLS # A2230966



\$469,900

Division:	Cobblestone Creek		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: None

**** OPEN HOUSE at Show Home - 144 Cobblestone Gate - August 21st 4-6pm, August 22nd 4-6pm, August 23rd 12-3pm and August 24th 1-4pm **** Welcome to this beautifully designed Talo model townhome by Rohit Homes, nestled in the dynamic and fast-growing community of Cobblestone in Airdrie. This middle unit in a modern 4-plex offers the perfect blend of style, functionality, and value—ideal for families, first-time buyers, or anyone looking to downsize without sacrificing space. Boasting 1,520 sq ft above grade, this home features 3 bedrooms, 2.5 bathrooms, and a smart, open-concept layout. The main floor impresses with 9' ceilings and a seamless flow between the kitchen, dining, and living areas—perfect for both everyday living and entertaining. The contemporary kitchen shines with quartz countertops, a central island, and designer cabinetry, offering plenty of prep space and casual dining options. Upstairs, you'll find a spacious primary suite with a private ensuite, two additional bedrooms, and a conveniently located laundry room. The unfinished basement is a blank canvas, offering endless possibilities—whether you're dreaming of a home gym, media room, or additional bedrooms. A rear parking pad adds everyday ease while maintaining the clean, modern curb appeal. Located in vibrant Cobblestone, this home provides quick access to schools, parks, shopping, and major routes—making commuting to Calgary or escaping to the mountains a breeze. Don't miss your opportunity to own this thoughtfully crafted, low-maintenance home in one of Airdrie's most exciting new communities—book your showing today!