



GRASSROOTS
REALTY GROUP

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77 Cobbleridge Place SW
Airdrie, Alberta

MLS # A2238234



\$529,800

Division:	Cobblestone Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,346 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: NONE

Welcome to this brand new 1,346 sq ft duplex located in the desirable community of Cobblestone in Airdrie — complete with full new home warranties! This beautifully designed home offers a perfect blend of comfort, functionality, and modern style. The chef-inspired kitchen features full-height contemporary cabinetry, quartz countertops, a central island with pendant lighting, stainless steel appliances, a walk-in pantry, and a large window overlooking the backyard — perfect for keeping an eye on the kids while cooking or entertaining. Upstairs, you'll find a practical layout with 3 generously sized bedrooms, including a spacious primary suite with a walk-in closet and a 4-piece ensuite. The upper level also includes a convenient laundry room. The unfinished basement with a separate side entry offers incredible potential for future development — ideal for investors, extended family, or a potential rental suite (subject to city approval). Additional highlights include a rear concrete parking pad and beautiful upgraded finishes throughout. Located just minutes from the QE II Highway, Calgary International Airport, and all amenities, this home is perfect for first-time buyers, families, or savvy investors. This is more than a home — it's a lifestyle opportunity in one of Airdrie's fastest-growing communities.