



GRASSROOTS
REALTY GROUP

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**1162 Cobblestone Boulevard
Airdrie, Alberta**

MLS # A2264583



\$459,900

Division:	Cobblestone Creek		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	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 - 205 Cobblestone Gate, Airdrie - Saturday, Jan. 17th 12-3pm and Sunday, Jan. 18th 12-3pm ****

Welcome to this beautifully designed Talo model townhome by Rohit Homes, located in the dynamic and growing community of Cobblestone in Airdrie. This unit in a tri-plex offers the perfect combination of style and practicality, ideal for families, first-time buyers, or those looking to downsize without compromising on space. With 3 bedrooms, 2.5 bathrooms, and 1,520 sq ft above grade, this brand-new home delivers a spacious and well-thought-out layout. The open-concept main floor features 9' ceilings and a seamless flow between the kitchen, living, and dining areas, creating an inviting space for both everyday living and entertaining. The modern kitchen is a highlight, complete with quartz countertops, a central island, and stylish cabinetry—offering plenty of prep space and casual dining options. Upstairs, the primary suite provides a peaceful retreat with ample space and a private ensuite. Two additional bedrooms are perfect for children, guests, or a home office, and the upper-level laundry room adds functional ease to your daily routine. A detached double garage 19'-22', with paved back lane. Located in Cobblestone, this vibrant new Airdrie community offers great access to schools, parks, shopping, and major routes—making it easy to commute to Calgary or enjoy a weekend getaway to the mountains. Don't miss your chance to own a stylish and low-maintenance home in a thriving new neighborhood—book your showing today!