



**172 Cobblestone Gate SW
Airdrie, Alberta**

MLS # A2269887



\$489,988

Division: Cobblestone Creek

Type: Residential/Triplex

Style: 2 Storey

Size: 1,529 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.05 Acre

Lot Feat: Back Lane

Heating: Forced Air

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: R2-T

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)

Inclusions: None

Brand New, Double Detached Garage, Herringbone Pattern LVP and 9ft ceilings on Main, Open Concept, Practically Laid out- This home has it all. Welcome to this beautifully designed townhome, in the dynamic and growing community of Cobblestone in Airdrie! This stunning home in a modern tri-plex perfectly blends style, comfort, and functionality;ideal for families, first-time buyers, or down sizers seeking a spacious, low-maintenance lifestyle. Featuring 3 bedrooms, 2.5 bathrooms across 1,529 sq. ft. of thoughtfully designed living space, this brand-new home offers an open-concept main floor with 9' ceilings and seamless flow between the kitchen, dining, and living areas;perfect for everyday living and entertaining. The contemporary kitchen is sure to impress with light-dark quartz countertops combination with a beautiful backsplash, sleek cabinetry, providing ample prep space and casual dining options. Upstairs, the primary suite serves as a peaceful retreat with a private ensuite and generous walk-in closet space. Two additional bedrooms are ideal for kids, guests, and a home office/ flex room in addition to the convenient upper-level laundry. Enjoy the benefits of a detached double garage and paved back lane access. Located in the sought-after Cobblestone community, you'll love the proximity to schools, parks, shopping, and major routes;making it easy to commute to Calgary or escape to the mountains on weekends. Don't miss your chance to own this stylish, move-in-ready home in one of Airdrie's exciting new neighbourhood. Book your private showing today!