



**313 Cobblestone Gate SW
Airdrie, Alberta**

MLS # A2275315

\$549,900

Division:	Cobblestone Creek	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,627 sq.ft.	Age: 2025 (1 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Off Street, Parking Pad	
Lot Size:	0.06 Acre	
Lot Feat:	Back Lane, Back Yard, Front Yard	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome Home | Light & Bright | Brand New HOME with all the Warranties | 3 Bed & 2.5 Bath | + Bonus room upstairs | South Backyard | Located on a quiet & central street in the community of Cobblestone Creek! This 2 storey open concept paired home has a open floor plan with Neutral color palette with various built-in features all over the home. The main floor features open concept with lots of NATURAL light from the oversized windows. The upgraded kitchen includes modern cabinets, a large island, premium Quartz countertops, and stainless appliances. To complete the main floor, there's a dedicated dining area, a half bathroom & a Generous living room with a massive window. The second floor featuring 3 bedrooms, a Master bedroom with a 3-pc Bathroom and walking Closet, Bonus room, good size 2nd & 3rd bedroom with a 4-pc bathroom. Unfinished basement with rough-in for future development, with Separate side entrance. Good sized front Porch to set & enjoy the views of the valley. The property is also steps away from walking & bike paths. Book a showing today. CHECK OUT THE VIRTUAL TOUR!