



**GRASSROOTS**  
REALTY GROUP

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**313 Cobblestone Gate SW**  
**Airdrie, Alberta**

**MLS # A2275315**



**\$549,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!