



**144 Cobblestone Gate SW
Airdrie, Alberta**

MLS # A2275419



\$519,999

Division: Cobblestone Creek

Type: Residential/Triplex

Style: 2 Storey

Size: 1,544 sq.ft. **Age:** 2024 (2 yrs old)

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

Garage: Double Garage Detached, Garage Faces Rear

Lot Size: 0.06 Acre

Lot Feat: Back Lane, Garden

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R2-T

Foundation: Poured Concrete

Utilities: -

Features: Chandelier, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance

Inclusions: N/A

Discover this brand-new, end-unit townhome in the highly sought-after Cobblestone community of Airdrie—where modern living meets everyday convenience! Offering 1,525 sq. ft. of thoughtfully designed space, this home is perfect for families, first-time buyers, or downsizers looking for style and functionality without compromise. Step inside to an open-concept main floor featuring 9' ceilings, large windows for natural light, and a spacious living area that flows seamlessly into the dining space. The chef-inspired kitchen boasts quartz countertops, a central island, stainless steel appliances, and sleek cabinetry—ideal for cooking, entertaining, and casual dining. Upstairs, retreat to the luxurious primary suite with a private ensuite and generous walk-in closet. Two additional bedrooms provide flexibility for kids, guests, or a home office, while the convenient upper-level laundry adds everyday practicality. This home also includes a side entrance to the basement, offering future development potential, and a detached double garage (under construction) with paved back lane access. Enjoy NO condo fees, quick possession, and a low-maintenance lifestyle in a growing community close to schools, parks, shopping, and major routes—making commuting to Calgary or weekend mountain getaways a breeze.