



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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.