



**921 Cobblemore Common SW
Airdrie, Alberta**

MLS # A2302434



\$475,000

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|------------------|---------------------------------------|---------------|------------------|
| Division: | Cobblestone Creek | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,425 sq.ft. | Age: | 2023 (3 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, Rectangular Lot | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage | | |
| Inclusions: | N/A | | |

Modern design meets everyday function in this thoughtfully upgraded duplex located in one of Airdrie’s growing southwest communities. A covered front patio sets a welcoming tone while creating a comfortable space to enjoy morning coffee or unwind at the end of the day. Inside, an open-concept layout with 9' ceilings and 8' doors balances connection and separation, allowing daily routines and entertaining to flow with ease. Engineered hardwood flooring runs underfoot, bringing warmth and durability to the main level. Natural light pours through oversized windows, brightening the living area and drawing attention toward the heart of the home. Culinary creativity finds its place in a well-appointed kitchen where crisp white cabinetry, quartz countertops, timeless subway tile and an upgraded stainless steel appliance package come together around a central island designed for casual meals and conversation. Adjacently, the dining area keeps gatherings connected while maintaining a defined space for everyday use. A powder room completes the main level with practical convenience for guests. Upstairs, a calm and comfortable primary retreat delivers both style and function with dual sinks, an upgraded comfort-height vanity, chic tilework and an oversized shower that enhances daily routines. Two additional bedrooms provide flexibility for family, guests or a dedicated workspace. A full bathroom on this level carries through the same thoughtful finish selections, while upper-level laundry eliminates the need to carry loads between floors. Out back, a fully fenced yard creates privacy and room to enjoy outdoor living, whether relaxing, gardening or letting pet’s roam. Rear lane access leads to a concrete 2-car parking pad, offering convenient off-street parking without compromising yard space. Life here connects you to a quieter pace without giving up access to

everyday essentials. Parks, pathways, nearby pickleball, tennis, and basketball courts add options for recreation and community connection.