

# \$509,900 - 181 Cobblestone Gate Sw, Airdrie

MLS® #A2209036

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.05 Acres

Cobblestone., Airdrie, Alberta

IMMEDIATE POSSESSION ,DOUBLE  
DETACHED GARAGE, DECK, FENCED AND  
LANDSCAPED, NO CONDO FEES.

PICTURES ARE OF SAME MODEL, NOT  
SUBJECT PROPERTY. Welcome to the "St.  
Andrews" townhome, by Award winning,  
Master Builder, Douglas Homes Ltd. From the  
front covered porch, the entry opens onto the  
spacious great room with 9ft ceiling and  
gleaming hardwood floors throughout the main  
floor. The aspiring chef will appreciate the well  
planned "island" kitchen. From the upgraded  
42 inch, soft close cabinets, to the gorgeous  
quartz countertops, everything is within easy  
reach. The sparkling stainless steel fridge, the  
glass top, self cleaning electric range, the  
dishwasher, and over the range  
microwave/hoodfan are all just an arms length  
from the kitchen sink. Opposite side of the  
island, provides a convenient pantry, and desk  
with upper cabinet for all those recipe books  
you will collect. The spacious dining area  
features a large picture window looking out  
upon the back yard with room for the kids to  
play, with a rear entry door to the deck for  
those summer bbq's. Here also is a 2pc  
powder room for your guests convenience,  
and perhaps the kids hurried need. Upstairs  
includes 2 good sized secondary bedrooms, a  
4pce bathroom with quartz vanity and tile  
floors, a convenient upstairs laundry, and a  
spacious primary bedroom with large upsized  
window and ensuite bath, with walk in shower,  
with glass front, tile floor and again a quartz



QUICK POSSESSION

## ST. ANDREWS

181 Cobblestone Gate SW • Cobblestone Creek, Airdrie

1306 sq ft 3 bedrooms 2.5 bathrooms 20'



\*Price includes lot&gst. Price, features & plan are subject to change at any time.

vanity. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread. All this in the desirable new subdivision Cobblestone Creek, with tennis courts, playgrounds, future school reserve, pathways and numerous green spaces, on the western edge of Airdrie, with wide open country side, and views to the west.

Built in 2025

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2209036      |
| Price          | \$509,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,256         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 181 Cobblestone Gate Sw |
| Subdivision | Cobblestone.            |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 4Z9                 |

### **Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 2    |

Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Kitchen Island, No Animal Ho  
Appliances Dishwasher, Electric Range,  
Hood Fan, Refrigerator  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished



### Exterior

Exterior Features None  
Lot Description Back Yard, Landscaped  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 4th, 2025  
Days on Market 14  
Zoning r3  
HOA Fees 152  
HOA Fees Freq. ANN

### Listing Details

Listing Office MaxWell Capital Realty

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