

# \$529,800 - 77 Cobbleridge Place Sw, Airdrie

MLS® #A2238234

**\$529,800**

3 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.06 Acres

Cobblestone., Airdrie, Alberta

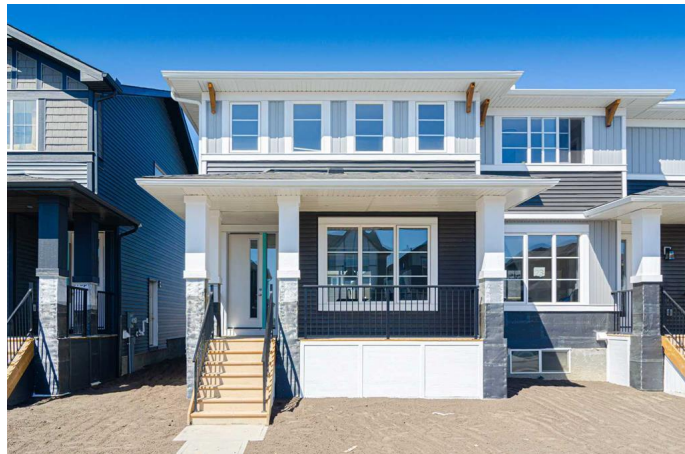
Welcome to this brand new 1,346 sq ft duplex located in the desirable community of Cobblestone in Airdrie – complete with full new home warranties! This beautifully designed home offers a perfect blend of comfort, functionality, and modern style.

The chef-inspired kitchen features full-height contemporary cabinetry, quartz countertops, a central island with pendant lighting, stainless steel appliances, a walk-in pantry, and a large window overlooking the backyard – perfect for keeping an eye on the kids while cooking or entertaining.

Upstairs, you'll find a practical layout with 3 generously sized bedrooms, including a spacious primary suite with a walk-in closet and a 4-piece ensuite. The upper level also includes a convenient laundry room.

The unfinished basement with a separate side entry offers incredible potential for future development – ideal for investors, extended family, or a potential rental suite (subject to city approval). Additional highlights include a rear concrete parking pad and beautiful upgraded finishes throughout.

Located just minutes from the QE II Highway, Calgary International Airport, and all amenities, this home is perfect for first-time buyers, families, or savvy investors. This is more than a home – it's a lifestyle opportunity in one of Airdrie's fastest-growing communities.



Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2238234               |
| Price          | \$529,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,346                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 77 Cobbleridge Place Sw |
| Subdivision | Cobblestone.            |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 5L9                 |

Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Playground              |
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator       |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Electric                                                           |
| Has Basement      | Yes                                                                |

Basement                      Exterior Entry, Full

**Exterior**

Exterior Features      BBQ gas line, Private Yard  
Lot Description        Back Lane, Front Yard, Rectangular Lot, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             July 9th, 2025  
Days on Market        24  
Zoning                  R2  
HOA Fees                152  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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