# \$509,900 - 117 Cobblestone Gate Sw, Airdrie

MLS® #A2243992

## \$509,900

3 Bedroom, 3.00 Bathroom, 1,256 sqft Residential on 0.06 Acres

Cobblestone., Airdrie, Alberta

END UNIT, SIDE ENTRY TO BASEMENT. THIS HOME IS UNDER CONSTRUCTION. APPROX. 30-45 DAYS TO COMPLETION. 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, 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 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. Directions:

#### Built in 2025

### **Essential Information**

MLS® # A2243992

Price \$509,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,256 Acres 0.06 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 117 Cobblestone Gate Sw

Subdivision Cobblestone.

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 0R7

### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

Interior

Interior Features Bathroom Rough-in, High Ce

Smoking Home, Quartz Cour

Appliances Dishwasher, Electric Range,

Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

**Exterior** 

Exterior Features None

Lot Description Landscaped, Rectangular Lo

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 28th, 2025

Days on Market 95
Zoning r3
HOA Fees 152

HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Capital Realty

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