

# \$523,000 - 108 Cobblestone Gate Sw, Airdrie

MLS® #A2210475

**\$523,000**

3 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.04 Acres

Cobblestone., Airdrie, Alberta

**\*\*Open House Saturday & Sunday 1pm - 4pm\*\***. No Condo Fees! Quick Possession Available â€“ Conveniently Located Near All Major Access Routes. Welcome to this beautifully crafted townhouse offering 1,529 sq ft of thoughtfully designed living space. The spacious main floor features a modern kitchen with a large island that comfortably seats four, perfect for casual dining and entertaining. A convenient rear entry includes built-in coat hooks and a bench for added functionality.

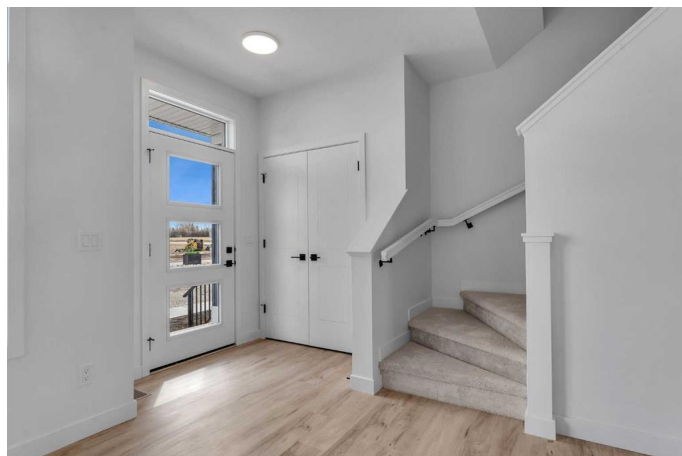
Upstairs, the well-planned layout offers a serene primary suite and two additional bedrooms, separated by a versatile flex room and a laundry room for added privacy and convenience. The unfinished basement provides endless possibilities for future development, and the double detached garage ensures ample parking and storage.

Front and rear landscaping is included, making this home truly move-in ready.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2210475  |
| Price      | \$523,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,529         |
| Acres          | 0.04          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 108 Cobblestone Gate Sw |
| Subdivision | Cobblestone.            |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B5J8                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry     |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Lighting, Other      |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Brick, Vinyl Siding  |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 34               |
| Zoning         | R2-T             |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.