

\*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 | 19              |
| Zoning         | r3              |
| HOA Fees       | 152             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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