

# \$484,900 - 209 Cobblestone Gate Sw, Airdrie

MLS® #A2209313

**\$484,900**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.06 Acres

Cobblestone., Airdrie, Alberta

**\*\* OPEN HOUSE at Showhome - 120**

Cobblestone Gate: Friday, May 2nd 4-6pm,

Saturday, May 3rd 1-4pm and Sunday, May

4th 1-4pm **\*\* Welcome to the Talo by Rohit**

Homes. This purposefully designed 1,506 sq ft

unit has a spacious main floor equipped with a

large kitchen, an island that seats 4 people,

plus a rear entry with built-in coat hooks and a

bench. Upstairs, the space has been

beautifully designed to flow between the

master suite and two secondary bedrooms.

The flex room and convenient laundry room

separate the bedrooms for added privacy.

Unfinished basement and a double parking

pad in rear yard. Front and back landscaping

included **\*\*Photos are representative and the**

interior colors may be different**\*\***



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209313    |
| Price          | \$484,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,520       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 209 Cobblestone Gate Sw |
| Subdivision | Cobblestone.            |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B5J9                  |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Oven, Washer           |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt              |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 24              |
| Zoning         | TBC             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.