

\$464,000 - 261 Cobblestone Gate, Airdrie

MLS® #A2252380

\$464,000

3 Bedroom, 3.00 Bathroom, 1,521 sqft
Residential on 0.04 Acres

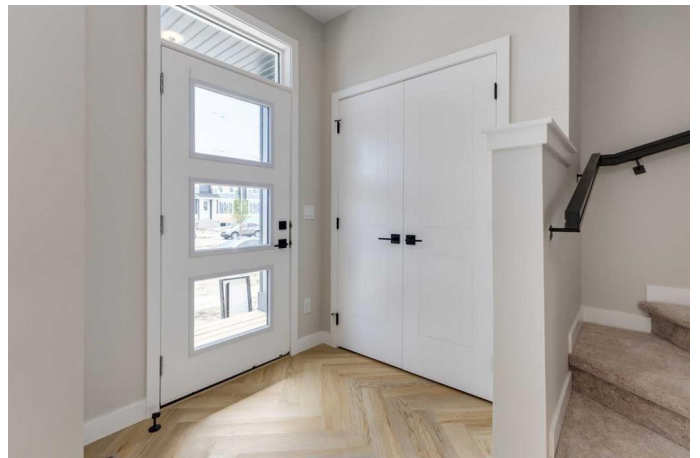
Cobblestone., Airdrie, Alberta

**** OPEN HOUSE at Show Home - 156**
Cobblestone Gate - September 18th 4-6pm,
September 19th 4-6pm, September 20th
1-4pm and September 21st 1-4pm **** Welcome**
to this beautifully designed Talo model
townhome by Rohit Homes, located in the
dynamic and growing community of
Cobblestone in Airdrie. This unit in a 4-plex
offers the perfect combination of style and
practicality, ideal for families, first-time buyers,
or those looking to downsize without
compromising on space.

With 3 bedrooms, 2.5 bathrooms, and 1,520
sq ft above grade, this brand-new home
delivers a spacious and well-thought-out
layout. The open-concept main floor features
9' ceilings and a seamless flow between the
kitchen, living, and dining areas, creating an
inviting space for both everyday living and
entertaining.

The modern kitchen is a highlight, complete
with quartz countertops, a central island, and
stylish cabinetry—offering plenty of prep
space and casual dining options. A double
detached parking pad in the back provides
ample parking spots.

Upstairs, the primary suite provides a peaceful
retreat with ample space and a private ensuite.
Two additional bedrooms are perfect for
children, guests, or a home office, and the
upper-level laundry room adds functional ease



to your daily routine.

Located in Cobblestone, this vibrant new Airdrie community offers great access to schools, parks, shopping, and major routes—making it easy to commute to Calgary or enjoy a weekend getaway to the mountains.

Don't miss your chance to own a stylish and low-maintenance home in a thriving new neighborhood—book your showing today!

Built in 2025

Essential Information

MLS® #	A2252380
Price	\$464,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	261 Cobblestone Gate
Subdivision	Cobblestone.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5W3

Amenities

Parking Spaces	2
----------------	---

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	23
Zoning	R2-T

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.