

# \$509,900 - 145 Cobblestone Gate Sw, Airdrie

MLS® #A2168343

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.05 Acres

Cobblestone., Airdrie, Alberta

Public Remarks: 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.

Built in 2024

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2168343               |
| Price          | \$509,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,256                  |
| Acres          | 0.05                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 145 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 | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters             |
| Appliances        | Dishwasher, Electric Range, Humidifier, Microwave Hood Fan, Refrigerator, Garage Control(s) |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Basketball Court, Playground, Tennis Court(s) |
| Lot Description   | Landscaped, See Remarks                       |
| Roof              | Asphalt Shingle                               |
| Construction      | Concrete, Vinyl Siding, Stone, Wood Frame     |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2024 |
| Days on Market | 185                  |
| Zoning         | r3                   |
| HOA Fees       | 150                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

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

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