

# \$484,800 - 109 Cobblestone Gate Sw, Airdrie

MLS® #A2220512

**\$484,800**

3 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.05 Acres

Cobblestone., Airdrie, Alberta

THIS HOME IS "UNDER CONSTRUCTION". Approximately 4-5 months to completion. The "Troon" model, townhome by Master Builder, Douglas Homes Ltd. DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. 3 bedroom, 2 storey, 9ft ceilings on the main with 8ft doors, upsized and higher windows, hardwood floor throughout the main floor, tile floors in bathrooms, upgraded 42" soft close cabinets, quartz countertops, wood/metal spindle railings. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Visit the showhome at 189 Cobblestone Gate to see finishing, upgrades etc.



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2220512      |
| Price          | \$484,800     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,139         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 109 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 | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator        |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Concrete, Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 36             |
| Zoning         | R3             |
| HOA Fees       | 152            |
| HOA Fees Freq. | ANN            |

## Listing Details

Listing Office

MaxWell Capital Realty



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