

# \$449,900 - 1154 Cobblestone Boulevard, Airdrie

MLS® #A2264581

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.05 Acres

Cobblestone., Airdrie, Alberta

**\*\* OPEN HOUSE at Show Home - 168 Cobblestone Gate - October 24th 4-6pm, October 25th 12-3pm and October 26th 12-3pm \*\*** 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 3-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. 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. A detached double 18'-22' parking pad, with paved back lane.

Located in Cobblestone, this vibrant new



Airdrie community offers great access to schools, parks, shopping, and major routesâ€”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 neighborhoodâ€”book your showing today!

Built in 2025

### Essential Information

MLS® #	A2264581
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1154 Cobblestone Boulevard
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

## Exterior

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

## Additional Information

Date Listed	October 17th, 2025
Days on Market	10
Zoning	R2-T

## Listing Details

Listing Office	eXp Realty
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