

\$509,900 - 164 Cobblestone Gate Sw, Airdrie

MLS® #A2266953

\$509,900

3 Bedroom, 3.00 Bathroom, 1,523 sqft
Residential on 0.06 Acres

Cobblestone., Airdrie, Alberta

No Condo Fee | Side Entrance to Basement | End Unit | Double Garage .Welcome to this beautifully designed end unit townhome with separate side entrance to the basement, in the dynamic and growing community of Cobblestone in Airdrie!

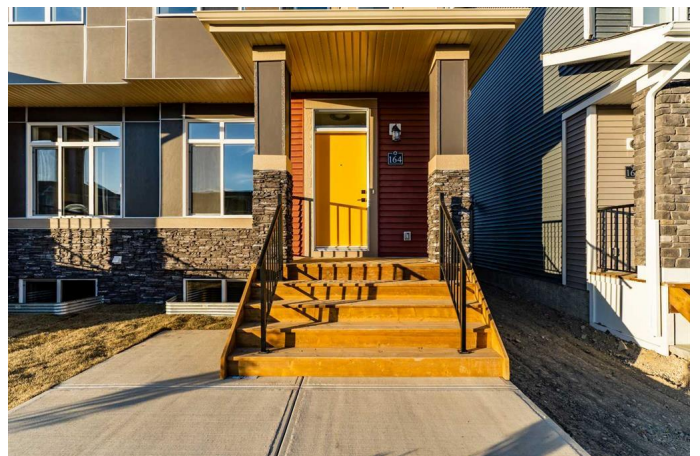
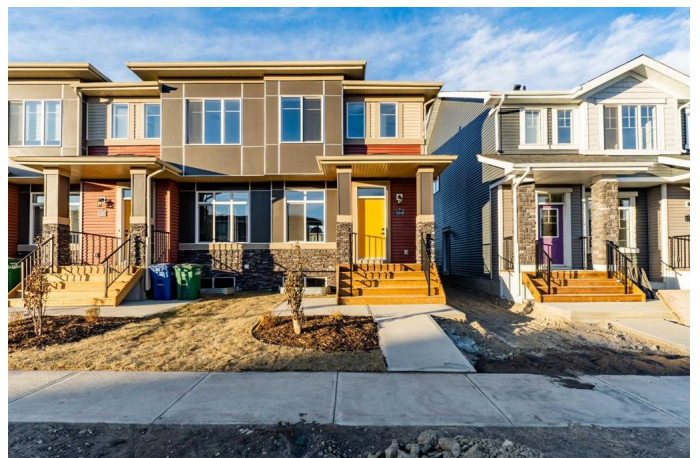
This stunning unit in a modern tri-plex perfectly blends style, comfort, and functionalityâ€”ideal for families, first-time buyers, or down sizers seeking a spacious, low-maintenance lifestyle.

Featuring 3 bedrooms, 2.5 bathrooms, and 1,520 sq. ft. of thoughtfully designed living space, this brand-new home offers an open-concept main floor with 9â€™™ ceilings and seamless flow between the kitchen, dining, and living areasâ€”perfect for everyday living and entertaining.

The contemporary kitchen is sure to impress with quartz countertops, a central island, and sleek cabinetry, providing ample prep space and casual dining options.

Upstairs, the primary suite serves as a peaceful retreat with a private ensuite and generous closet space. Two additional bedrooms are ideal for kids, guests, or a home office, while the convenient upper-level laundry adds everyday practicality.

Enjoy the benefits of a detached double garage (to be built by Builder)and paved back lane access.



Located in the sought-after Cobblestone community, youâ€™ll love the proximity to schools, parks, shopping, and major routesâ€”making it easy to commute to Calgary or escape to the mountains on weekends.

Donâ€™t miss your chance to own this stylish, move-in-ready home in one of Airdrieâ€™s exciting new neighbourhood. Book your private showing today!

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2266953 |
| Price | \$509,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,523 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 164 Cobblestone Gate Sw |
| Subdivision | Cobblestone. |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 5J9 |

Amenities

| | |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 25th, 2025 |
| Days on Market | 2 |
| Zoning | R2-T |
| HOA Fees | 152 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | MaxWell Gold |
|----------------|--------------|

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.