

# \$509,900 - 117 Cobblestone Gate Sw, Airdrie

MLS® #A2243992

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Single Family on 0.06 Acres

Cobblestone Creek, Airdrie, Alberta

END UNIT, SIDE ENTRY TO BASEMENT. THIS HOME IS UNDER CONSTRUCTION, APPROX.60 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.Directions: (id:6289)

Built in 2025

**Essential Information**

Listing #	A2243992
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,256
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	117 Cobblestone Gate Sw
Subdivision	Cobblestone Creek
City	Airdrie
Province	Alberta
Postal Code	T4B0R7

**Amenities**

Amenities	Playground
Features	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage

# of Garages 2

**Interior**

Appliances Refrigerator, Range - Electric, Dishwasher, Stove, Humidifier, Garage door opener

Heating Natural gas Forced air

Cooling None

# of Stories 2



**Exterior**

Exterior Concrete, Vinyl siding

Exterior Features Landscaped

Construction Poured concrete, Wood frame

Foundation Poured Concrete

**Listing Details**

Listing Office MaxWell Capital Realty



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Listing information last updated on October 13th, 2025 at 6:16pm CDT