

# \$469,900 - 229 Cobblestone Gate, Airdrie

MLS® #A2230966

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.04 Acres

Cobblestone., Airdrie, Alberta

Welcome to this beautifully designed Talo model townhome by Rohit Homes, nestled in the dynamic and fast-growing community of Cobblestone in Airdrie. This middle unit in a modern 4-plex offers the perfect blend of style, functionality, and value—ideal for families, first-time buyers, or anyone looking to downsize without sacrificing space.

Boasting 1,520 sq ft above grade, this home features 3 bedrooms, 2.5 bathrooms, and a smart, open-concept layout. The main floor impresses with 9' ceilings and a seamless flow between the kitchen, dining, and living areas—perfect for both everyday living and entertaining. The contemporary kitchen shines with quartz countertops, a central island, and designer cabinetry, offering plenty of prep space and casual dining options.

Upstairs, you'll find a spacious primary suite with a private ensuite, two additional bedrooms, and a conveniently located laundry room. The unfinished basement is a blank canvas, offering endless possibilities—whether you're dreaming of a home gym, media room, or additional bedrooms.

A rear parking pad adds everyday ease while maintaining the clean, modern curb appeal. Located in vibrant Cobblestone, this home provides quick access to schools, parks, shopping, and major routes—making



commuting to Calgary or escaping to the mountains a breeze.

Don't miss your opportunity to own this thoughtfully crafted, low-maintenance home in one of Airdrie's most exciting new communities"book your showing today!

Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2230966      |
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,521         |
| Acres          | 0.04          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 229 Cobblestone Gate |
| Subdivision | Cobblestone.         |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5J9              |

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, Unfinished                                                                           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 48              |
| Zoning         | R2-T            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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