

\$474,000 - 261 Cobblestone Gate, Airdrie

MLS® #A2252380

\$474,000

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

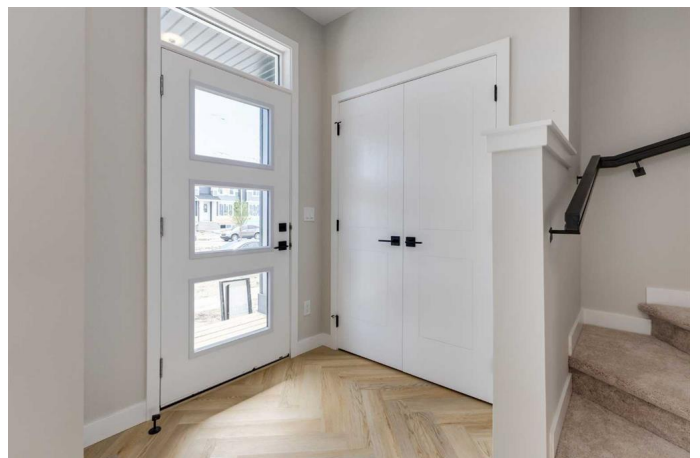
Cobblestone., Airdrie, Alberta

**** OPEN HOUSE at Show Home - 148**
Cobblestone Gate - August 29th 4-6pm,
August 30th 1-4pm, August 31st 1-4pm and
September 1st 1-4pm ****** 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 4-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. A double
detached parking pad in the back provides
ample parking spots.

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.



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® #	A2252380
Price	\$474,000
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	261 Cobblestone Gate
Subdivision	Cobblestone.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5W3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

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 Back Lane

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 29th, 2025

Zoning R2-T

Listing Details

Listing Office eXp Realty

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