

# \$499,800 - 145 Cobblestone Gate Sw, Airdrie

MLS® #A2168343

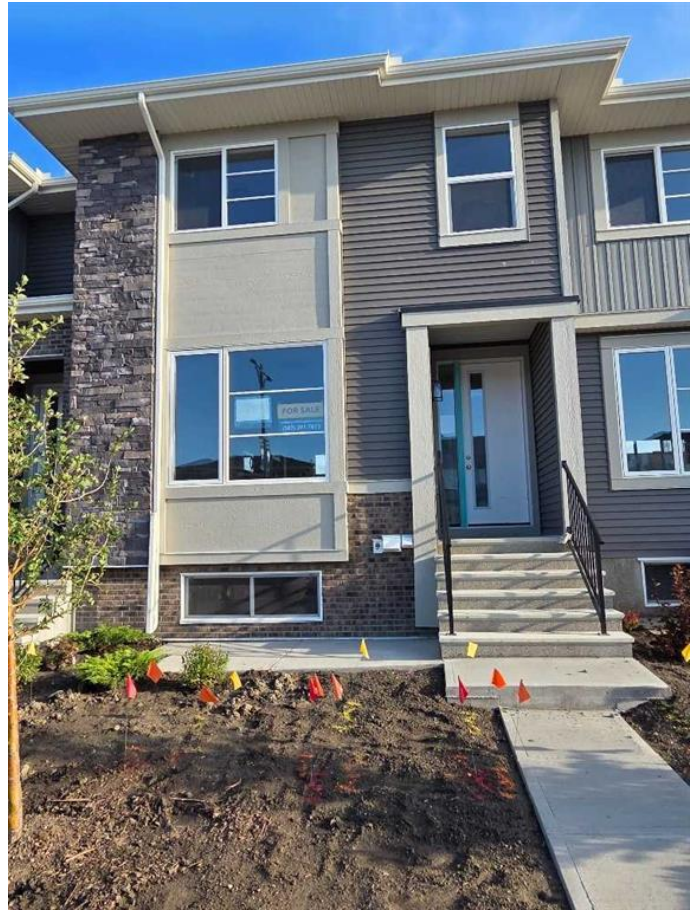
**\$499,800**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.05 Acres

Cobblestone., Airdrie, Alberta

Public Remarks: IMMEDIATE POSSESSION. ,DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. PICTURES ARE OF ACTUAL HOME, 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.

Built in 2024

**Essential Information**

MLS® #	A2168343
Price	\$499,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	145 Cobblestone Gate Sw
Subdivision	Cobblestone.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4Z9

**Amenities**

Amenities	None
Parking Spaces	2

Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island  
Quartz Counters  
Appliances Dishwasher, Electric Range,  
Hood Fan, Refrigerator  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Basketball Court, Playground  
Lot Description Landscaped, See Remarks  
Roof Asphalt Shingle  
Construction Concrete, Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 24th, 2024  
Days on Market 337  
Zoning r3  
HOA Fees 150  
HOA Fees Freq. ANN

### Listing Details

Listing Office MaxWell Capital Realty

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.

QUICK POSSESSION

ST. ANDREWS

145 Cobblestone Gate SW • Cobblestone Creek, Airdrie

1306 sq ft 3 bedrooms 2.5 bathrooms 20' 1/4"



FEATURES

- ✓ Townhouse
- ✓ No Condo Fees
- ✓ Rear Garage
- ✓ Front Concrete Pad
- ✓ 9' Main Floor Ceiling
- ✓ Treated Wood Deck
- ✓ Full Landscaping to Front/Back
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floor
- ✓ Built-In Desk

\*Price includes f&g, g&t. Price, features & plan are subject to change at any time.