

**109 Cobblestone Gate SW
Airdrie, Alberta**
MLS # A2276230

\$479,900
Division: Cobblestone Creek

Type: Residential/Four Plex

Style: 2 Storey

Size: 1,139 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.05 Acre

Lot Feat: Back Lane, Landscaped, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R3

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Inclusions: n/a

IMMEDIATE POSSESSION. The "Troon" model, townhome by Master Builder, Douglas Homes Ltd. **DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES.** 3 bedroom, 2 storey, 9ft ceilings on the main with 8ft doors, upsized and higher windows, hardwood floor throughout the main floor, tile floors in bathrooms, upgraded 42" soft close cabinets, quartz countertops, wood/metal spindle railings.