

**285 Cobblestone Gate
Airdrie, Alberta**
MLS # A2277185
\$479,900


Division:	Cobblestone Creek	
Type:	Residential/Four Plex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,521 sq.ft.	Age: 2026 (0 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	None	
Lot Size:	0.05 Acre	
Lot Feat:	Other	
Heating:	Forced Air	Water: -
Floors:	Carpet, Tile, Vinyl Plank	Sewer: -
Roof:	Asphalt Shingle	Condo Fee: -
Basement:	Full	LLD: -
Exterior:	Wood Frame	Zoning: R2-T
Foundation:	Poured Concrete	Utilities: -
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)	
Inclusions:	None	

** OPEN HOUSE at Show Home - 221 Cobblestone Gate, Airdrie - Saturday, Jan. 31st 12-3pm and Sunday, Feb. 1st 12-3pm **

Welcome to this beautifully crafted Talo model by Rohit Homes, situated in the vibrant and rapidly growing community of Cobblestone Creek. This home is an excellent fit for families, first-time buyers, or anyone looking to right-size without compromising on style or versatility. Offering 3 bedrooms, 2.5 bathrooms, and 1,520 sq. ft. of well-designed living space, this brand-new home features a bright, open-concept main floor with 9' ceilings and a seamless connection between the kitchen, dining, and living areas; ideal for both daily living and entertaining. The contemporary kitchen serves as the focal point, complete with quartz countertops, a central island, and modern cabinetry that blend practicality with sophisticated design. At the rear, the property features a parking pad offering practical and easy access. Upstairs, the spacious primary suite includes a private ensuite and generous closet space, complemented by two additional bedrooms and a full bathroom; ideal for kids, guests, or a home office. A convenient upper-floor laundry room adds to the everyday ease of living. You'll enjoy quick access to parks, schools, scenic pathways, local amenities, and major routes; making commuting to Calgary or weekend escapes to the mountains a breeze. Don't miss your chance to live in this stylish and functional quadplex in one of Airdrie's most desirable new neighborhoods; schedule your private showing today!