

**241 Cobblestone Gate SW**  
**Airdrie, Alberta**

**MLS # A2303844**



**\$449,900**

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Cobblestone Creek                      |               |                  |
| <b>Type:</b>     | Residential/Four Plex                  |               |                  |
| <b>Style:</b>    | 2 Storey                               |               |                  |
| <b>Size:</b>     | 1,139 sq.ft.                           | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                 |               |                  |
| <b>Lot Size:</b> | 0.05 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                                    |                   |    |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                 | <b>Zoning:</b>    | R3 |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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. Upgraded plumbing and light fixtures, stainless steel fridge, dishwasher, over the range microwave/hoodfan, and glass top, self cleaning electric range. Recent \$20,000 incentive reduction applied. washer, dryer included as per "Remarkable Summer Package" promo