587-899-3773
justin@realtyaces.ca

69 Cobbleridge Place SW
Airdrie, Alberta

MLS # A2349757

$564,900

Division:	Cobblestone Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,576 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lo		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Blinds and Curtain Rods

Welcome to this beautifully appointed two-storey home, ideally located near the Cobblestone pickleball, tennis and basketball courts, as well as a future school. Just blocks away from Chinook Winds Regional Park, the new Genesis Centre and urgent care facilities. Featuring professionally landscaped, maintenance-free stone landscaping in the front yard, this home offers attractive curb appeal and an inviting open concept layout, providing the perfect blend of comfort, style and functionality. Step inside to discover beautiful engineered hardwood flooring throughout the main floor, large windows that fill the space with natural light, and a versatile front office/den or bedroom with a closet. The spacious dining area is perfect for hosting family and friends, while the inviting living room features an electric fireplace with built-in shelving above, providing a stylish and practical space for your entertainment essentials. The modern kitchen showcases a beautiful combination of white and grey cabinetry, quartz countertops, stainless steel appliances, including a gas range, a pantry and a large central island, making it the perfect gathering place for everyday living and entertaining. Upstairs, the spacious primary bedroom offers a walk-in closet and a convenient 4-pc ensuite with double sink. Two additional generously sized bedrooms, another 4-pc bath and convenient laundry room area complete the upper level. The unfinished basement provides excellent potential to create additional living space tailored to your needs, including a separate side entrance. Enjoy the outdoors in your fully fenced backyard with vinyl fencing, featuring decorative stone landscaping, a poured stamped-concrete patio, solar lights and a gas line for your BBQ. The detached double garage is heated, insulated, drywalled and painted, with a knockdown ceiling, Mastercraft

workbench, movable and wall-mounted cabinets, shelving and a mounted TV, offering an ideal space for parking two vehicles, storage and projects. Additional features include Zebra powered window coverings in the living room and flex room, blackout blinds in the bedrooms, and top-of-the-line LG washer and dryer. The Samsung refrigerator, dishwasher and gas range are also included with an extended warranty. The home is covered by Alberta New Home Warranty, which began in July 2025, including 5-year building envelope and 10-year structural coverage. Enjoy the nearby amenities of Chinook Winds Regional Park, including playgrounds, tennis courts, slo-pitch baseball diamonds, pathways, green spaces, a water park and a future school reserve. **BONUS:** All patio furniture is included, featuring a loveseat, two chairs, coffee table, umbrella with stand, front porch bistro set, brand-new never-used fire table, BBQ, patio deck box & solar lights. An additional refrigerator and small stand-up freezer in the basement are also included for extra food storage! This home truly has so much to offer, inside & out.

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