

\$529,800 - 77 Cobbleridge Place Sw, Airdrie

MLS® #A2238234

\$529,800

3 Bedroom, 3.00 Bathroom, 1,346 sqft
Residential on 0.06 Acres

Cobblestone., Airdrie, Alberta

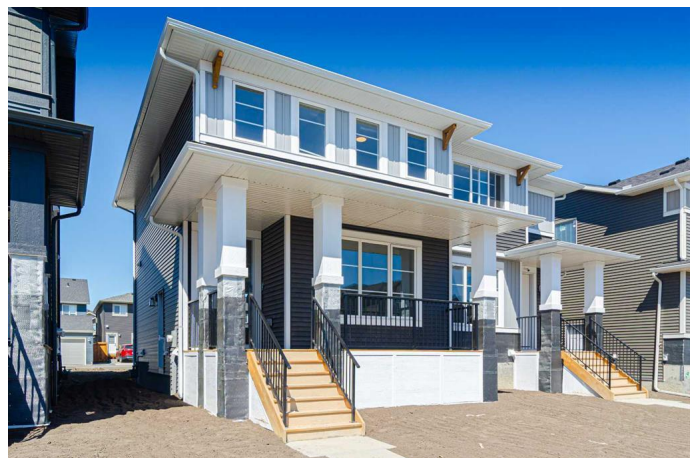
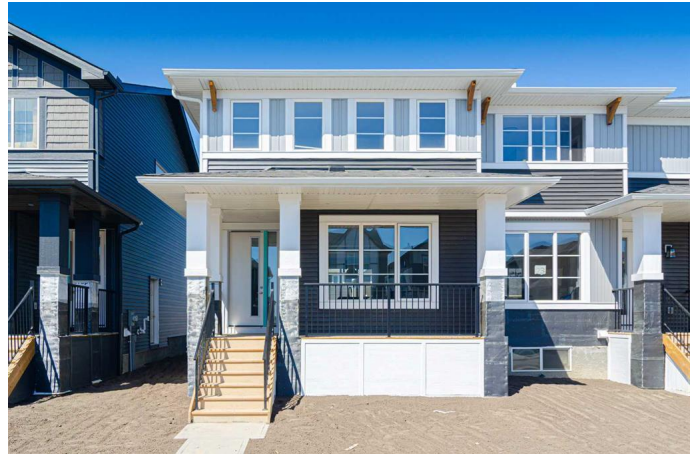
Welcome to this brand new 1,346 sq ft duplex located in the desirable community of Cobblestone in Airdrie – complete with full new home warranties! This beautifully designed home offers a perfect blend of comfort, functionality, and modern style.

The chef-inspired kitchen features full-height contemporary cabinetry, quartz countertops, a central island with pendant lighting, stainless steel appliances, a walk-in pantry, and a large window overlooking the backyard – perfect for keeping an eye on the kids while cooking or entertaining.

Upstairs, you'll find a practical layout with 3 generously sized bedrooms, including a spacious primary suite with a walk-in closet and a 4-piece ensuite. The upper level also includes a convenient laundry room.

The unfinished basement with a separate side entry offers incredible potential for future development – ideal for investors, extended family, or a potential rental suite (subject to city approval). Additional highlights include a rear concrete parking pad and beautiful upgraded finishes throughout.

Located just minutes from the QE II Highway, Calgary International Airport, and all amenities, this home is perfect for first-time buyers, families, or savvy investors. This is more than a home – it's a lifestyle opportunity in one of Airdrie's fastest-growing communities.



Built in 2024

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2238234 |
| Price | \$529,800 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,346 |
| Acres | 0.06 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 77 Cobbleridge Place Sw |
| Subdivision | Cobblestone. |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 5L9 |

Amenities

| | |
|----------------|-------------------------|
| Amenities | Playground |
| Parking Spaces | 4 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |

Basement Exterior Entry, Full

Exterior

Exterior Features BBQ gas line, Private Yard
Lot Description Back Lane, Front Yard, Rectangular Lot, Street Lighting
Roof Asphalt Shingle
Construction Stone, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed July 9th, 2025
Days on Market 28
Zoning R2
HOA Fees 152
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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