

# \$520,000 - 221 Cobblestone Gate, Airdrie

MLS® #A2240171

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.05 Acres

Cobblestone., Airdrie, Alberta

**\*\* OPEN HOUSE at Show Home - 156**  
Cobblestone Gate - September 25th 4-6pm,  
September 26th 4-6pm, September 27th  
1-4pm and September 28th 1-4pm **\*\* Welcome**  
to this beautifully designed Talo model  
townhome by Rohit Homes, located in the  
dynamic and growing community of  
Cobblestone in Airdrie. This end unit in a  
4-plex offers the perfect combination of style  
and practicality, ideal for families, first-time  
buyers, or those looking to downsize without  
compromising on space.

With 3 bedrooms, 2.5 bathrooms, and 1,520  
sq ft above grade, this brand-new home  
delivers a spacious and well-thought-out  
layout. The open-concept main floor features  
9' ceilings and a seamless flow between the  
kitchen, living, and dining areas, creating an  
inviting space for both everyday living and  
entertaining.

The modern kitchen is a highlight, complete  
with quartz countertops, a central island, and  
stylish cabinetry—offering plenty of prep  
space and casual dining options. A double  
detached garage provides secure, all-season  
parking and additional storage, while the  
separate side entrance offers flexibility for  
future development.

Upstairs, the primary suite provides a peaceful  
retreat with ample space and a private ensuite.  
Two additional bedrooms are perfect for



children, guests, or a home office, and the upper-level laundry room adds functional ease to your daily routine.

Located in Cobblestone, this vibrant new Airdrie community offers great access to schools, parks, shopping, and major routes—making it easy to commute to Calgary or enjoy a weekend getaway to the mountains.

Don't miss your chance to own a stylish and low-maintenance home in a thriving new neighborhood—book your showing today!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2240171      |
| Price          | \$520,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,521         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 221 Cobblestone Gate |
| Subdivision | Cobblestone.         |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5J9              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                                                                   |
| Heating           | Forced Air                                                                                                                                                     |
| Cooling           | None                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 68              |
| Zoning         | R2-T            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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