

\$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 - Saturday, September 13th
3-5pm and Sunday, September 14th 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 routesâ€”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 neighborhoodâ€”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 | 56 |
| Zoning | R2-T |

Listing Details

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

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