

# \$529,900 - 157 Cobblestone Gate Sw, Airdrie

MLS® #A2154330

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.07 Acres

N/A, Airdrie, Alberta

Public Remarks: 30 DAY POSSESSION, END UNIT, SIDE ENTRY TO BASEMENT. THIS HOME IS UNDER CONSTRUCTION, DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "St. Andrews" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the spacious great room with 9ft ceiling and gleaming hardwood floors throughout the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher, and over the range microwave/hoodfan are all just an arms length from the kitchen sink. Opposite side of the island, provides a convenient pantry, and desk with upper cabinet for all those recipe books you will collect. The spacious dining area features a large picture window looking out upon the back yard with room for the kids to play, with a rear entry door to the deck for those summer bbq's. Here also is a 2pc powder room for your guests convenience, and perhaps the kids hurried need. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary bedroom with large upsized



QUICK POSSESSION

## ST. ANDREWS

157 Cobblestone Gate • Cobblestone Creek, Airdrie

1301 sq ft 3 bedrooms 2.5 bathrooms 20'

DECK

NOOK 12'-5" x 9'-6" HWO

GREAT ROOM 13'-5" x 14'-0" HWO

CONCRETE PAD

UP OF HOOD AREA

PRIMARY BEDROOM 11'-5" x 12'-1" CARPET

BEDROOM #3 9'-8" x 9'-7" CARPET

BEDROOM #2 9'-3" x 10'-0" CARPET

WIC CARPET

**FEATURES**

- ✓ Townhouse (End Unit)
- ✓ No Condo Fees
- ✓ Rear Garage
- ✓ Front Concrete Pad
- ✓ 9' Main Floor Ceiling
- ✓ Treated Wood Deck
- ✓ Full Landscaping to Front/Back
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floor
- ✓ Basement Side Entry

**NOTES**

\*Price includes lot/gst. Price, features & plan are subject to change at any time.

window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread. All this in the desirable new subdivision Cobblestone Creek, with tennis courts, playgrounds, future school reserve, pathways and numerous green spaces, on the western edge of Airdrie, with wide open country side, and views to the west.

Built in 2024

**Essential Information**

MLS® #	A2154330
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	157 Cobblestone Gate Sw
Subdivision	N/A
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0R7

**Amenities**

Amenities	None
-----------	------

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, High Ce
	Smoking Home, Quartz Count
Appliances	Dishwasher, Electric Rang
	Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished



### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 31st, 2024
Days on Market	269
Zoning	r3
HOA Fees	150
HOA Fees Freq.	ANN

### Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.