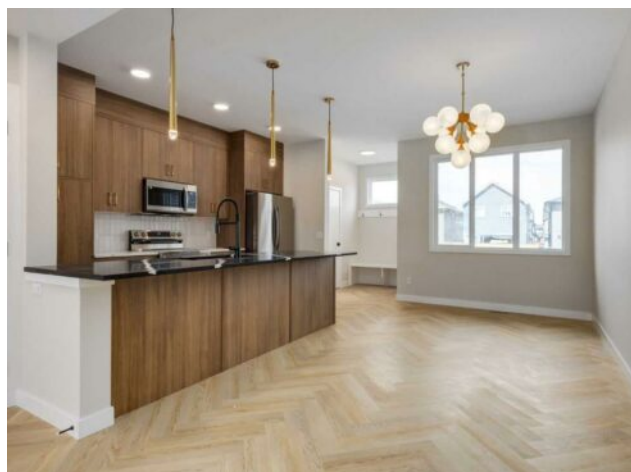


261 Cobblestone Gate Airdrie, Alberta

MLS # A2252380


\$474,000

Division:	Cobblestone Creek		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: None

**** OPEN HOUSE at Show Home - 148 Cobblestone Gate - August 29th 4-6pm, August 30th 1-4pm, August 31st 1-4pm and September 1st 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 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 parking pad in the back provides ample parking spots. 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!