

# \$575,000 - 41 Cobbleridge Place Sw, Airdrie

MLS® #A2209918

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,626 sqft

Residential on 0.06 Acres

Cobblestone., Airdrie, Alberta

Welcome to this stunning, brand-new semi-detached home in one of Airdrie's desirable, family-friendly communities. Boasting 1,626 sq ft of well-designed living space, this professionally styled home is packed with upgrades and thoughtful details throughout. The main floor features 9 ft ceilings, an open-concept layout, and a designated space for a home office—perfect for today's lifestyle.

The kitchen is truly the heart of the home, designed to impress with its modern finishes and spacious layout. You have to see it in person to fully appreciate it! Upstairs, you'll find three generously sized bedrooms, including a master retreat with a walk-in closet and a luxurious ensuite featuring dual vanities. Every corner of this home offers comfort and functionality—from the wide stairways to the well-planned laundry room and ample storage options. Child safety locks on the windows make it ideal for families with young children.

This property also includes a separate side entrance to the basement, offering excellent potential for future development (subject to approvals). Sod will be professionally installed in both the front and backyard, saving you the hassle and cost of landscaping. A spacious garage pad will be built at the back, easily accommodating two vehicles, while the wide back lane adds even more convenience and



accessibility. With both front and rear entries, the layout has been thoughtfully designed for everyday comfort.

Location is everything—this home is just 250 meters from Chinook Winds Park and within walking distance to a high school. Enjoy an active lifestyle with nearby amenities including baseball, tennis, pickleball, basketball, and volleyball courts. Whether you’re a first-time buyer, a growing family, or an investor, this home checks all the boxes. Don’t miss your chance—book your showing today and fall in love with this exceptional property!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2209918               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,626                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 41 Cobbleridge Place Sw |
| Subdivision | Cobblestone.            |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 5M1                 |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer                                                             |
| Heating           | Central, Natural Gas                                                                                                                      |
| Cooling           | None                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                          |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 20               |
| Zoning         | R2               |
| HOA Fees       | 152              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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