# \$449,900 - 1154 Cobblestone Boulevard, Airdrie

MLS® #A2264581

#### \$449,900

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

Cobblestone., Airdrie, Alberta

\*\*\* OPEN HOUSE at Show Home - 168
Cobblestone Gate - Sat. Oct 18 1-4pm & Sun.
Oct 19. 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 3-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 cabinetryâ€"offering plenty of prep space and casual dining options. 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. A detached double 18'-22' parking pad, with paved back lane.

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® # A2264581 Price \$449,900

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 1154 Cobblestone Boulevard

Subdivision Cobblestone.

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 5W3

## **Amenities**

Parking Spaces 2

Parking Parking Pad

## 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 October 17th, 2025

Days on Market 1

Zoning R2-T

### **Listing Details**

Listing Office eXp Realty

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