

# \$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

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 11

Zoning R2-T

### Listing Details

Listing Office eXp 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.