

65 Cobbleridge Place SW

Airdrie, Alberta

MLS # A2238234



\$529,800

Division:	Cobblestone Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,346 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, Street Lighting		
Heating:	Forced Air		
Floors:	Carpet, Hardwood		
Roof:	Asphalt Shingle		
Basement:	Separate/Exterior Entry, Full		
Exterior:	Stone, Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R2		
Utilities:	-		
Inclusions:	NONE		

Welcome to this brand new 1,346 sq ft duplex located in the desirable community of Cobblestone in Airdrie — complete with full new home warranties! This beautifully designed home offers a perfect blend of comfort, functionality, and modern style. The chef-inspired kitchen features full-height contemporary cabinetry, quartz countertops, a central island with pendant lighting, stainless steel appliances, a walk-in pantry, and a large window overlooking the backyard — perfect for keeping an eye on the kids while cooking or entertaining. Upstairs, you'll find a practical layout with 3 generously sized bedrooms, including a spacious primary suite with a walk-in closet and a 4-piece ensuite. The upper level also includes a convenient laundry room. The unfinished basement with a separate side entry offers incredible potential for future development — ideal for investors, extended family, or a potential rental suite (subject to city approval). Additional highlights include a rear concrete parking pad and beautiful upgraded finishes throughout. Located just minutes from the QE II Highway, Calgary International Airport, and all amenities, this home is perfect for first-time buyers, families, or savvy investors. This is more than a home — it's a lifestyle opportunity in one of Airdrie's fastest-growing communities.