

**109 Cobblestone Gate SW  
Airdrie, Alberta**

**MLS # A2276230**



**\$479,900**

**Division:** Cobblestone Creek

**Type:** Residential/Four Plex

**Style:** 2 Storey

**Size:** 1,139 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Double Garage Detached

**Lot Size:** 0.05 Acre

**Lot Feat:** Back Lane, Landscaped, Rectangular Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** R3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

**Inclusions:** n/a

**IMMEDIATE POSSESSION.** The "Troon" model, townhome by Master Builder, Douglas Homes Ltd. **DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES.** 3 bedroom, 2 storey, 9ft ceilings on the main with 8ft doors, upsized and higher windows, hardwood floor throughout the main floor, tile floors in bathrooms, upgraded 42" soft close cabinets, quartz countertops, wood/metal spindle railings.