

**285 Cobblestone Gate
Airdrie, Alberta**

MLS # A2277185



\$479,900

Division: Cobblestone Creek

Type: Residential/Four Plex

Style: 2 Storey, Attached-Side by Side

Size: 1,521 sq.ft. **Age:** 2026 (0 yrs old)

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

Garage: None

Lot Size: 0.05 Acre

Lot Feat: Other

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2-T

Utilities: -

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

** OPEN HOUSE at Show Home - 200 Cobblestone Gate, Airdrie - Saturday, Jan. 10th 12-3pm and Sunday, Jan. 11th 12-3pm **
 Welcome to this beautifully crafted Talo model by Rohit Homes, situated in the vibrant and rapidly growing community of Cobblestone Creek. This home is an excellent fit for families, first-time buyers, or anyone looking to right-size without compromising on style or versatility. Offering 3 bedrooms, 2.5 bathrooms, and 1,520 sq. ft. of well-designed living space, this brand-new home features a bright, open-concept main floor with 9' ceilings and a seamless connection between the kitchen, dining, and living areas; ideal for both daily living and entertaining. The contemporary kitchen serves as the focal point, complete with quartz countertops, a central island, and modern cabinetry that blend practicality with sophisticated design. At the rear, the property features a parking pad offering practical and easy access. Upstairs, the spacious primary suite includes a private ensuite and generous closet space, complemented by two additional bedrooms and a full bathroom; ideal for kids, guests, or a home office. A convenient upper-floor laundry room adds to the everyday ease of living. You'll enjoy quick access to parks, schools, scenic pathways, local amenities, and major routes; making commuting to Calgary or weekend escapes to the mountains a breeze. Don't miss your chance to live in this stylish and functional duplex in one of Cochrane's most desirable new neighborhoods; schedule your private showing today!