

**309 Cobblestone Gate SW**  
**Airdrie, Alberta**

**MLS # A2278738**

# \$525,000



<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	n/a		

Welcome to 309 Cobblestone Gate, a brand new quick possession duplex by Shane Homes, known for thoughtful design and quality construction. The popular Cascade floorplan offers a smart and functional layout with three bedrooms upstairs, including a spacious primary bedroom complete with a walk-in closet and private ensuite. An upper-level flex room provides additional everyday living space, while upstairs laundry with washer and dryer included adds convenience where it matters most. The main floor features a bright open-concept kitchen, dining, and living area, ideal for modern living and entertaining, along with a walk-in pantry and a convenient half bathroom. A side entry door adds future flexibility, and the unfinished basement is ready for your personal vision.