



## 1162 Cobblestone Boulevard Airdrie Alberta

\$459,900

**\*\* OPEN HOUSE at Show Home - 184 Cobblestone Gate, Airdrie - Saturday, Dec. 20th 12-3pm and Sunday, Dec. 21st 1-4pm \*\*** Welcome to this beautifully designed Talo model townhome by Rohit Homes, located in the dynamic and growing community of Cobblestone in Airdrie. This unit in a tri-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. 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. A detached double garage 19'-22', with paved back lane. Located in Cobblestone, this vibrant new Airdrie community offers great access to schools, parks, shopping, and major routes--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 neighborhood--book your showing today! (id:6769)

Other 7.75 Ft x 5.00 Ft

2pc Bathroom 7.58 Ft x 2.92 Ft

Kitchen 113.00 Ft x 8.50 Ft

Dining room 16.33 Ft x 8.33 Ft

Living room 19.08 Ft x 12.92 Ft

Other 5.33 Ft x 5.67 Ft

Other 4.83 Ft x 3.17 Ft

Bedroom 10.83 Ft x 8.25 Ft

Bedroom 10.67 Ft x 8.42 Ft

Laundry room 5.42 Ft x 4.42 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Bonus Room 11.83 Ft x 8.00 Ft

Primary Bedroom 13.83 Ft x 11.75 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

Other 7.08 Ft x 4.50 Ft

Listing Presented By:



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eXp Realty

<http://mattgreenham.exp Realty.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca