\$529,800 - 65 Cobbleridge Place Sw, Airdrie

MLS® #A2238234

\$529,800

3 Bedroom, 3.00 Bathroom, 1,346 sqft Residential on 0.06 Acres

Cobblestone., Airdrie, Alberta

Welcome to this brand new 1,346 sq ft duplex located in the desirable community of Cobblestone in Airdrie â€" 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 â€" 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 â€" 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 â€" it's a lifestyle opportunity in one of Airdrie's fastest-growing communities.







Essential Information

MLS® # A2238234 Price \$529,800

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,346 Acres 0.06 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 65 Cobbleridge Place Sw

Subdivision Cobblestone.

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 5L9

Amenities

Amenities Playground

Parking Spaces 4

Parking Off Street, Parking Pad

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Full

Exterior

Exterior Features Private Yard, BBQ gas line

Lot Description Back Lane, Front Yard, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Stone

Foundation Poured Concrete

Additional Information

Date Listed July 9th, 2025

Zoning R2 HOA Fees 152 HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.