

# \$529,800 - 77 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 – 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 – 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 – 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 – it's a lifestyle opportunity in one of Airdrie's fastest-growing communities.



Built in 2024

## 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	77 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 BBQ gas line, Private Yard  
Lot Description Back Lane, Front Yard, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed July 9th, 2025  
Days on Market 3  
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„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.