

# \$575,000 - 41 Cobbleridge Place Sw, Airdrie

MLS® #A2209918

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,626 sqft

Residential on 0.06 Acres

Cobblestone., Airdrie, Alberta

Welcome to this stunning, brand-new semi-detached home in one of Airdrie's desirable, family-friendly communities. Boasting 1,626 sq ft of well-designed living space, this professionally styled home is packed with upgrades and thoughtful details throughout. The main floor features 9 ft ceilings, an open-concept layout, and a designated space for a home office—perfect for today's lifestyle.

The kitchen is truly the heart of the home, designed to impress with its modern finishes and spacious layout. You have to see it in person to fully appreciate it! Upstairs, you'll find three generously sized bedrooms, including a master retreat with a walk-in closet and a luxurious ensuite featuring dual vanities. Every corner of this home offers comfort and functionality—from the wide stairways to the well-planned laundry room and ample storage options. Child safety locks on the windows make it ideal for families with young children.

This property also includes a separate side entrance to the basement, offering excellent potential for future development (subject to approvals). Sod will be professionally installed in both the front and backyard, saving you the hassle and cost of landscaping. A spacious garage pad will be built at the back, easily accommodating two vehicles, while the wide back lane adds even more convenience and



accessibility. With both front and rear entries, the layout has been thoughtfully designed for everyday comfort.

Location is everythingâ€”this home is just 250 meters from Chinook Winds Park and within walking distance to a high school. Enjoy an active lifestyle with nearby amenities including baseball, tennis, pickleball, basketball, and volleyball courts. Whether youâ€™re a first-time buyer, a growing family, or an investor, this home checks all the boxes. Donâ€™t miss your chanceâ€”book your showing today and fall in love with this exceptional property!

Built in 2025

**Essential Information**

MLS® #	A2209918
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,626
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	41 Cobbleridge Place Sw
Subdivision	Cobblestone.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5M1

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s), Breakfast Bar, Bookcases, Chandelier
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Cooktop
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	9
Zoning	R2
HOA Fees	152
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.