

# \$647,500 - 54 Cobbleridge Place Sw, Airdrie

MLS® #A2216588

**\$647,500**

3 Bedroom, 3.00 Bathroom, 1,673 sqft

Residential on 0.08 Acres

Cobblestone., Airdrie, Alberta

Welcome to this newly built, beautiful residence in Cobblestone Creek showcasing a sophisticated black-and-white aesthetic and an impressive array of high-end upgrades. This thoughtfully designed home features open-concept living enhanced by stylish paint-grade railings for a modern architectural touch. The gourmet kitchen is a chef's dream, complete with all-black finishes, gas stove, upgraded pantry, two tone cabinets and a built-in garbage pull-out. Upgraded pot lighting throughout the kitchen, great room, and primary bedroom provides a bright, welcoming atmosphere. The living room also features a designer fireplace with premium brick surround, perfect for relaxing or entertaining. The upper-level primary suite includes a luxurious 5-piece ensuite with sleek black fixtures, while the main floor powder room has been upgraded with custom cabinetry for added elegance. Upstairs you will find two more good-sized bedrooms and a bonus room for all entertaining needs. With a double attached garage and large driveway you have plenty of parking. Smart home features include a touch-lock entry system, integrated Google Home, smart plugs, and automated switches. Additional upgrades include a side entry to the basement, centralized air conditioning system, water softener, blackout blinds in all bedrooms and bathrooms, and sheer privacy blinds throughout. Enjoy the outdoors with an upgraded vinyl deck and a generously sized



backyard. Built in August 2024 by Shane Homes this home is still under Alberta New Home Warranty. Ideally located within walking distance to Chinook Gate Park and close to the future Southwest Airdrie Recreation Centre, this home blends modern style with comfort and convenienceâ€”truly a must-see property.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216588    |
| Price          | \$647,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,673       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 54 Cobbleridge Place Sw |
| Subdivision | Cobblestone.            |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 5M1                 |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, No Smoking Home, Open Floorplan, Pantry  |
| Appliances        | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 48            |
| Zoning         | R2            |
| HOA Fees       | 152           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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