



GRASSROOTS
REALTY GROUP

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361 Cobblestone Gate
Airdrie, Alberta

MLS # A2308334



\$519,900

Division:	Cobblestone Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,588 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Reduced by \$25,000Welcome to the stunning property on a CORNER LOT with Double garage, "HUDSON Model by ROHIT Homes" located in the vibrant and fast-growing Cobblestone community of Airdrie. Designed with the signature Ethereal Zen interior palette, this beautifully crafted semi-detached home blends modern elegance with a calm, minimalist aesthetic that creates a truly inviting living space. From the moment you step inside, you'll notice the upgraded flooring and thoughtfully selected countertops throughout, offering both style and durability. The main floor features a bright and spacious layout with a large living area that flows seamlessly into the contemporary kitchen, making it perfect for entertaining or everyday family living. Clean lines, functional design, and an abundance of natural light enhance the overall ambiance of the home. Upstairs, you'll find three well-appointed bedrooms including a comfortable primary retreat, along with 2 FULL bathrooms designed with modern finishes. The home also offers a separate side entrance to the basement, providing excellent potential for future development. Outside, a concrete parking pad at the rear adds convenience and future garage potential. Situated in Cobblestone, one of Airdrie's desirable new communities, this home is close to parks, pathways, and everyday amenities, making it an ideal choice for families, first-time buyers, or investors looking for quality and value.