

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

MLS® #A2216588

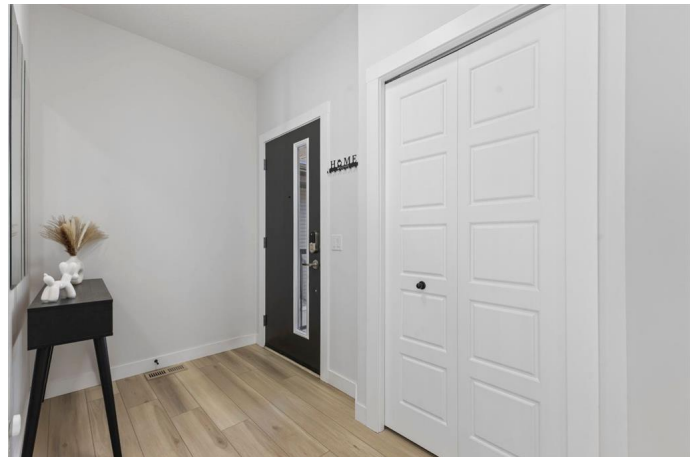
## \$647,500

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 Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Built-In Gas Range
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	51
Zoning	R2
HOA Fees	152
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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