

# \$499,999 - 49 Cobbleridge Place Sw, Airdrie

MLS® #A2254060

**\$499,999**

3 Bedroom, 3.00 Bathroom, 1,271 sqft  
Residential on 0.05 Acres

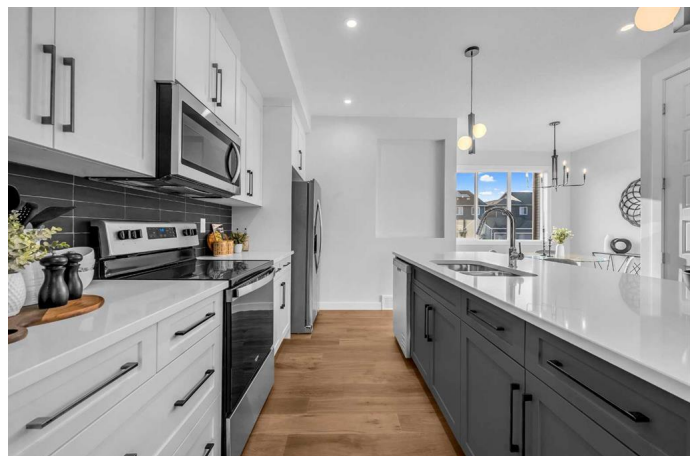
Cobblestone., Airdrie, Alberta

Welcome! Proudly presented by the founder, this brand-new, never-lived-in semi-detached duplex in Cobblestone Creek, Airdrie blends modern comfort with an unbeatable lifestyle.

Prime location & community: Nestled in a serene, master-planned southwest Airdrie neighborhood—Cobblestone Creek boasts newly completed tennis, pickleball, and basketball courts, expansive parks, and a network of lush walking paths. It's directly connected to Chinook Winds Regional Park and just across from the future Airdrie Recreation Centre opening in 2025. The newly opened 40th Avenue interchange gives seamless access to Highway 2 and Calgary.

Home highlights: Featuring 3 spacious bedrooms and 2½ bathrooms. The main level delights with a cozy living room fireplace, ceiling-height cabinetry, a stylish central island kitchen with stainless-steel appliances, and elegant stone countertops throughout—including bathrooms and kitchen. A generous dining area and a convenient half bathroom complete the main floor layout.

Upper floor features: The master ensuite impresses with its size, walk-in closet, and private ensuite. The second bedroom also includes a walk-in closet, while the third bedroom offers plenty of space and shares a



central second-floor bathroom.

â€“ Basement & future flexibility: Enjoy a handy side entry to the basement and existing egress windowâ€”ideal for future development or easy access. Lots of potential here for a future possibilities or recreational space.

â€“ Outdoor & parking: Step outside to a decent-sized backyard and enjoy the convenience of a two-car concrete pad at the back, plus ample front-yard parking.

â€“ Ideal for: First-time buyers or growing families seeking a modern home in a burgeoning, amenity-rich community. And with all the groundwork set, itâ€™s a perfect launch-pad for future personalization.

Donâ€™t miss this rare opportunity to own a beautifully appointed, brand-new home in Cobblestone Creekâ€”with exceptional community infrastructure, quick access to Calgary, and a dynamic new recreational hub just steps away.

Built in 2025

**Essential Information**

MLS® #	A2254060
Price	\$499,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,271
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Active
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### Community Information

Address	49 Cobbleridge Place Sw
Subdivision	Cobblestone.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5M1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 5th, 2025
Days on Market	2
Zoning	R-2
HOA Fees	159
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                    eXp Realty

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