

# \$449,900 - 1154 Cobblestone Boulevard, Airdrie

MLS® #A2264581

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.05 Acres

Cobblestone., Airdrie, Alberta

**\*\* OPEN HOUSE at Show Home - 176 Cobblestone Gate - October 31st 4-6pm, November 1st 12-3pm and November 2nd 12-3pm \*\*** Welcome to this beautifully designed Talo model townhome by Rohit Homes, located in the dynamic and growing community of Cobblestone in Airdrie. This unit in a 3-plex offers the perfect combination of style and practicality, ideal for families, first-time buyers, or those looking to downsize without compromising on space.

With 3 bedrooms, 2.5 bathrooms, and 1,520 sq ft above grade, this brand-new home delivers a spacious and well-thought-out layout. The open-concept main floor features 9' ceilings and a seamless flow between the kitchen, living, and dining areas, creating an inviting space for both everyday living and entertaining.

The modern kitchen is a highlight, complete with quartz countertops, a central island, and stylish cabinetry—offering plenty of prep space and casual dining options. Upstairs, the primary suite provides a peaceful retreat with ample space and a private ensuite. Two additional bedrooms are perfect for children, guests, or a home office, and the upper-level laundry room adds functional ease to your daily routine. A detached double 18'-22' parking pad, with paved back lane.

Located in Cobblestone, this vibrant new



Airdrie community offers great access to schools, parks, shopping, and major routesâ€”making it easy to commute to Calgary or enjoy a weekend getaway to the mountains.

Don't miss your chance to own a stylish and low-maintenance home in a thriving new neighborhoodâ€”book your showing today!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2264581      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,521         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1154 Cobblestone Boulevard |
| Subdivision | Cobblestone.               |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 5W3                    |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                                                                   |
| Heating           | Forced Air                                                                                                                                                     |
| Cooling           | None                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full                                                                                                                                                           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 19                 |
| Zoning         | R2-T               |

## Listing Details

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

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