



49 COBBLERIDGE Place SW, Airdrie, Alberta - \$499,999



Main Photo

Property Description

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.

- Basement & future flexibility: Enjoy a handy side entry to the basement and existing egress window—ideal for future development or easy access. Lots of potential here for a future possibilities or recreational space.

- 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.

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

Don't miss this rare opportunity to own a beautifully appointed, brand-new home in Cobblestone Creek—with exceptional community infrastructure, quick access to Calgary, and a dynamic new recreational hub just steps away.

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