



## Purpose-Built Rental Townhomes

Bayview, Airdrie. Designed for the Way Life Moves.

Cobalt Bay offers professionally managed rental townhomes in Airdrie's growing Bayview community. Featuring attached garages, private entrances, spacious floorplans, and modern finishes, Cobalt Bay combines the comfort of a home with the convenience of renting.

### COMMUNITY FEATURES

#### PROFESSIONALLY MANAGED RENTALS

- Dedicated property management
- Online resident services
- Professional maintenance support
- Long-term rental community

#### OUTDOOR LIVING

- Landscaped community spaces
- Pedestrian pathways
- Private patios and balconies\*
- Visitor parking

#### CONNECTED BAYVIEW LOCATION

- Minutes from schools, parks, and pathways
- Convenient access to Highway 2
- Nearby shopping and services
- Growing family-friendly neighbourhood

#### PET-FRIENDLY LIVING\*

- Spacious layouts for everyday living
- Access to nearby parks and pathways

\*Restrictions and fees may apply.

### HOME FEATURES

#### MODERN TOWNHOME DESIGNS

- 1, 2 & 3-bedroom layouts
- Private entrances
- Open-concept living spaces
- Large windows for natural light
- In-Suite Laundry

#### LIVING SPACES

- Modern interior finishes
- Luxury vinyl plank flooring
- Energy-efficient lighting
- Window coverings included

#### KITCHENS

- Contemporary cabinetry
- Durable quartz countertops
- Full appliance package
- Functional storage solutions

#### BEDROOMS & BATHROOMS

- Spacious primary bedrooms
- Contemporary bathroom finishes
- Ample closet storage

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### SELECT HOMES INCLUDE

#### ATTACHED GARAGES

- Private single or double attached garages\*
- Direct home access

#### OUTDOOR SPACES

- Private balconies
- Ground-level patios
- Walkout locations on select homes

#### FLEXIBLE LAYOUTS

- Upper and lower stacked townhomes
- Traditional multi-level townhomes
- Family-oriented floorplans

\*Restrictions and fees may apply.

### RECREATION & OUTDOOR AMENITIES

Located in the heart of Bayview, Cobalt Bay places residents close to some of Airdrie's most popular outdoor amenities and recreational spaces. Whether you're looking for a peaceful walk, an active afternoon, or a place to spend time with family and friends, the surrounding area offers a variety of options just minutes from home. Residents can enjoy scenic ponds, interconnected pathways, community parks, and year-round recreational opportunities, all within a short walk or drive of the community.

### NEARBY HIGHLIGHTS

#### CALLIE SMITH MEMORIAL PARK

Tennis courts  
Basketball courts  
Outdoor fitness equipment  
Amphitheatre  
Extensive walking and biking pathways

#### CALLIE SMITH MEMORIAL PARK POND

Scenic walking trails  
Waterfront views  
Ideal for walking, jogging, and dog walking

#### NOBLE POND & MENGLER MILE

Popular fishing pond  
Boat launch and water access  
Multi-use pathways and open green space

#### NOSE CREEK POND

Fishing opportunities  
Natural surroundings and wildlife viewing

#### BAYVIEW PATHWAY NETWORK

Connected pedestrian and cycling routes throughout the community  
Easy access to parks, green spaces, and neighbourhood amenities

#### NEARBY SHOPPING & SERVICES

Grocery stores, restaurants, cafés, and everyday conveniences within a short drive

#### QUICK ACCESS TO CALGARY

Convenient access to major transportation routes for commuting and regional travel

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