



THE
A-TEAM

**RE/MAX
FIRST**

2061 COBBLESPRING Avenue, Airdrie T4B 5M1

MLS® #: **A2114037**

Area: **Cobblestone Creek**

Listing Date: **03/20/24**

List Price: **\$630,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,011 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,452**
Low Sqft:
Ttl Sqft: **1,452**

DOM

61
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane, Back Yard, Corner Lot, Front Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
Int Feat: **Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`1" x 15`0"	Dining Room	Main	9`0" x 11`0"
Living Room	Main	10`6" x 15`1"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	10`8" x 11`5"	Bedroom	Upper	9`3" x 11`0"
Bedroom	Upper	9`3" x 11`0"	Laundry	Upper	3`8" x 3`7"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"

Title:		Zoning:
Fee Simple		R-1SL
Legal Desc:	2312250	

Remarks

Pub Rmks:	Cobblestone Creek - 2061 Cobblespring Avenue SW: PRE-CONSTRUCTION OPPORUNTiy to BUILD YOUR DREAM HOME! Nestled in the serene neighborhood of Cobblestone Creek in Airdrie, this Aries II model built by Shane Homes includes 3 bedrooms, 2.5 bathrooms and a double car garage. From the moment you step inside, you're greeted by a sense of warmth and sophistication. The interior of the home includes an optional kitchen layout which adds 40 sq ft, stainless steel appliances, central island with seating and walk-in pantry, dining area, living room with TV niche and 2 pc powder room. Going upstairs you will find a spacious primary bedroom with walk-in closet and 4 pc ensuite with dual sinks and walk-in shower; 2 additional bedrooms with walk-in closets, stacked laundry and 4 pc main bathroom. The basement comes unspoiled and the side entry will allow your imagination to run wild. Outside, this home is situated on a 36' x 112' corner lot with a full width front veranda, deck in the backyard, double car garage and front landscaping. Shane Homes offers their LOVE IT or CUSTOMIZE IT program designed to help buyers build the home of their dreams. Located in the new community of Cobblestone Creek, home to future schools, picnic spaces, ample green spaces and provides a short commute to QE II or into Calgary.
Inclusions:	N/A
Property Listed By:	RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123