



THE
A-TEAM

**RE/MAX
FIRST**

104 COBBLESTONE Gate, Airdrie T4B 5J9

MLS® #: **A2115099** Area: **Cobblestone Creek** Listing Date: **03/14/24** List Price: **\$541,400**
Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **0**
Lot Information
Lot Sz Ar: **2,281 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Alley Access,Oversized,Single Garage Detached**

Finished Floor Area

Abv Sqft: **1,509**
Low Sqft:
Ttl Sqft: **1,509**

DOM

66
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 16`7"	Kitchen	Main	8`8" x 13`1"
Dining Room	Main	15`1" x 8`6"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	11`5" x 8`2"	Bedroom	Upper	8`10" x 10`9"
4pc Bathroom	Upper		Bedroom - Primary	Upper	12`10" x 13`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	8`3" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2312250**
Zoning: **r2-t**

Remarks

Pub Rmks:	END UNIT SEPARATE ENTRANCE OVERSIZED SINGLE GARAGE NO CONDO FEES BACKYARD SPACE BONUS ROOM -- Brand new to be constructed, 'Talo' floor plan built by Rohit Homes. Every detail of this 'Ethereal Zen' interior selection home was designed with a purpose by award winning 'Louis Duncan-He'. Loaded with many upgrades and features which include: End unit (extra window + side separate entrance), 9ft ceiling (main), quartz counters, SS appliances, single oversized car garage, upstairs flex room, upstairs laundry, 3 bed, 2.5 bath and so much more. Main floor features spacious living room that flows seamlessly to the full size kitchen which has lots of cabinet space as well as island with eating bar (almost 10' long). Main floor is complete with dining, half bath (tucked away for privacy), and mud room (with bench). Upper level features flex room, laundry room (next to bedrooms makes laundry day a breeze), full bath, 2 good sized bedrooms plus the primary suite sanctuary which offers its own ensuite and large walk in closet. The basement is unfinished, awaiting your ideas. We have other units available. Check out the 3D Tour of the floorpan. All pictures and 3D tours are of the same 'talo' floorpan that is completed in another community, the actual unit will have different (finishings/colors/design interior/elevation/windows/upgrades) VIEW VIRTUAL TOUR for ethereal zen interior full. We have other units available not listed - ask! Book your viewing today of this designer townhome, before it's gone!
Inclusions:	n/a
Property Listed By:	RE/MAX Real Estate (Mountain View)

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





