



THE A-TEAM

RE/MAX FIRST

970 COBBLEMORE Common, Airdrie T4B 5M1

MLS@#: A2144197 Area: Cobblestone Creek Listing Date: 06/24/24 List Price: \$699,000
Status: Active County: Airdrie Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Airdrie
Year Built: 2024
Finished Floor Area: 1,846
Lot Information: Lot Sz Ar: 2,788 sqft, Lot Shape:
Access: Back Lane, Back Yard, Front Yard
Park Feat: Parking Pad

DOM

11
Layout
Beds: 6 (4 2)
Baths: 4.0 (4 0)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Playground
Construction: Stone, Vinyl Siding
Flooring: Carpet, Ceramic Tile, Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Range, ENERGY STAR Qualified Dishwasher, Microwave, Range Hood, Refrigerator, Washer
Int Feat: Kitchen Island, Quartz Counters, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 3pc Bathroom, Dining Room, Kitchen, Mud Room, 4pc Ensuite bath, Bedroom, and Bedroom - Primary with their respective levels and dimensions.

Bedroom	Basement	11`5" x 8`9"	Bedroom	Basement	15`1" x 8`5"
Kitchen	Basement	10`11" x 6`3"	Game Room	Basement	22`7" x 14`0"
Legal/Tax/Financial					

Title: **Fee Simple**
 Zoning: **TBD**
 Legal Desc: **2211429**

Remarks

Pub Rmks: **Welcome to your dream home! This stunning, brand new 4-bedroom house in Cobblestone Creek offers modern luxury and thoughtful design. Main Floor: The main floor features a spacious living room with a 9 ft knockdown ceiling. The beautifully upgraded kitchen boasts dual-tone cabinets, pot lights, stainless steel appliances, quartz countertops, black lighting and plumbing fixtures, a hood fan, built-in microwave, and a convenient island with three pendant lights. A bedroom and a full bathroom with luxury vinyl plank flooring complete this level. Upper Floor: The elegant staircase leads to a bonus room and three generously sized bedrooms. The master suite includes a 4-piece ensuite bathroom. Two additional bedrooms share another full 4-piece bathroom. The upper level also has a dedicated laundry area for added convenience. Basement Suite (Illegal): The fully developed basement suite has a separate entrance, two bedrooms, a full 4-piece bathroom, and a beautiful kitchen with stainless steel appliances. It includes its own laundry with a washer and dryer set. Additional Features: This home includes a concrete pad ready for your future detached garage. Located in a desirable neighborhood, this home is close to playgrounds, shopping, and other amenities, with easy access to major highways. Don't miss out on the opportunity to make this beautiful 4-bedroom house your forever home. Call today to schedule a viewing!**

Inclusions: **APPLIANCES IN THE BASEMENT : Electric stove, OTR microwave, Refrigerator, washer/Dryer Set**
 Property Listed By: **RE/MAX House of Real Estate**

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







