

## 136 COBBLESTONE Gate, Airdrie T4B5J9

**Cobblestone Creek** Listing 07/09/24 List Price: \$534,900 MLS®#: A2144549 Area:

Status: Active County: **Airdrie** Change: -\$15k, 23-Jul Association: Fort McMurray

Date:

11

**General Information** 

Prop Type: Sub Type: Row/Townhouse

City/Town: Year Built: 2024

Lot Information Lot Sz Ar:

Lot Shape:

Residential

Airdrie Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft: 1 sqft 1,506 DOM 69

<u>Layout</u>

3 (3) Beds: 2.5 (2 1) Baths:

2 Storey

Style:

<u>Parking</u>

Ttl Park: 1 1 Garage Sz:

Access:

Lot Feat: **Back Lane** 

Park Feat: **Single Garage Detached** 

**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, Microwave, Refrigerator, Stove(s), Washer/Dryer

Int Feat: High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters

**Utilities:** 

**Room Information** 

<u>Room</u> <u>Level</u> **Dimensions Bedroom** Upper 8`5" x 10`8" Living Room Main **Bonus Room** Upper 8'1" x 8'0"

2pc Bathroom Main 4pc Bathroom Upper <u>Room</u> **Bedroom** 

13`0" x 18`7" **Bedroom - Primary** 

**Dining Room** 

<u>Level</u>

1,506

Upper Upper Main

Dimensions 8'4" x 10'11" 12`0" x 11`9" 8`6" x 15`10"

4pc Ensuite bath Upper

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R2-T

Legal Desc: **TBD** 

## Remarks

Pub Rmks: Welcome home to the Talo by Rohit Homes. This purposefully designed 1,506 sq ft unit has a spacious main floor equipped with a large kitchen, an island that seats

4 people, plus a rear entry with built-in coat hooks and a bench. Upstairs, the space has been beautifully designed to flow between the master suite and two secondary bedrooms. The flex room and convenient laundry room separate the bedrooms for added privacy. Unfinished basement with detached rear garage. Front

and back landscaping included \*\*Photos are representative and the interior colors may be different\*\*

Inclusions: None
Property Listed By: eXp Realty

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