



THE
A-TEAM

**RE/MAX
FIRST**

157 COBBLESTONE Gate, Airdrie T4B 0R7

MLS®#: **A2154330**

Area:

Listing **07/31/24**

List Price: **\$529,900**

Status: **Active**

County: **Airdrie**

Date:
Change: **-\$20k, 21-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2024**
Lot Information
Lot Sz Ar: **2,921 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,256**
Low Sqft:
Ttl Sqft: **1,256**

DOM

174
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Humidifier,Microwave Hood Fan,Refrigerator**
Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	13`8" x 13`0"	Kitchen	Main	12`9" x 12`0"
Dining Room	Main	12`9" x 7`5"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	12`1" x 11`6"	3pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`0" x 9`4"	Bedroom	Second	9`10" x 9`7"
4pc Bathroom	Second	0`0" x 0`0"	Laundry	Second	3`8" x 3`6"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

r3

Legal Desc:

2312250

Remarks

Pub Rmks:

Public Remarks: END UNIT, THIS HOME IS UNDER CONSTRUCTION, , APPROX 2-3 MONTHS TO COMPLETION. SIDE ENTRY TO BASEMENT! ,DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "St. Andrews" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the spacious great room with 9ft ceiling and gleaming hardwood floors throughout the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher, and over the range microwave/hoodfan are all just an arms length from the kitchen sink. Opposite side of the island, provides a convenient pantry, and desk with upper cabinet for all those recipe books you will collect. The spacious dining area features a large picture window looking out upon the back yard with room for the kids to play, with a rear entry door to the deck for those summer bbq's. Here also is a 2pc powder room for your guests convenience, and perhaps the kids hurried need. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary bedroom with large upsized window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread. All this in the desirable new subdivision Cobblestone Creek, with tennis courts, playgrounds, future school reserve, pathways and numerous green spaces, on the western edge of Airdrie, with wide open country side, and views to the west.

Inclusions:

n/a

Property Listed By:

MaxWell Capital Realty

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

QUICK POSSESSION

ST. ANDREWS

157 Cobblestone Gate • Cobblestone Creek, Airdrie

1301 sq ft 3 bedrooms 2.5 bathrooms 20'



FEATURES

- ✓ Townhouse (End Unit)
- ✓ No Condo Fees
- ✓ Rear Garage
- ✓ Front Concrete Pad
- ✓ 9' Main Floor Ceiling
- ✓ Treated Wood Deck
- ✓ Full Landscaping to Front/Back
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floor
- ✓ Basement Side Entry



NOTES



*Price includes lot&gst. Price, features & plan are subject to change at any time.



