



THE
A-TEAM

**RE/MAX
FIRST**

938 COBBLEMORE Common, Airdrie T4B 5L9

MLS®#: **A2154721** Area: **Cobblestone Creek** Listing Date: **08/02/24** List Price: **\$589,900**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,486**
Lot Information Low Sqft:
 Lot Sz Ar: **2,755 sqft** Ttl Sqft: **1,486**
 Lot Shape:

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **City Lot,Street Lighting**
 Park Feat: **None,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`1"	Dining Room	Main	12`10" x 8`4"
Kitchen	Main	12`3" x 14`8"	Living Room	Main	16`4" x 14`7"
Bedroom	Second	9`1" x 11`7"	Bedroom	Second	9`1" x 11`7"
Bedroom - Primary	Second	10`8" x 12`1"	4pc Ensuite bath	Second	7`6" x 8`10"
4pc Bathroom	Second	4`11" x 8`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L0

2211429

Remarks

Pub Rmks:

BRAND NEW 2024 BUILT | SEPARATE SIDE ENTRANCE | SCANDINAVIAN INSPIRED DESIGN | OPEN CONCEPT Step into a brand-new world of contemporary comfort with this never-before-occupied detached home, built in 2024. Imagine yourself living in a space where every detail has been thoughtfully designed to enhance your lifestyle. As you enter, you're greeted by a sunlit open living room, perfect for relaxing or hosting friends and family. Picture yourself enjoying the seamless flow from the living area to the modern kitchen, where a stunning island invites you to gather around, and sleek stainless steel appliances make meal prep a breeze. The spacious dining room awaits your dinner parties and special celebrations, while a convenient half bathroom on the main floor ensures guests are always comfortable. Envision coming home and dropping your bags in the handy mudroom, equipped with a closet, before retreating to the upper level. Upstairs, two generous bedrooms share a stylish 4-piece bathroom, ideal for family or guests. The dedicated laundry room adds a touch of practicality to your routine, making chores effortless. The primary bedroom is your personal sanctuary, featuring a walk-in closet and a luxurious 4-piece ensuite bathroom—perfect for unwinding after a long day. The exterior of this home is just as captivating, with a sleek, contemporary design highlighted by elegant brick accents. Imagine leisurely strolls to the nearby future school, sports courts, Chinook Winds Regional Park, and playground, or quick trips thanks to easy access to major roadways. This home isn't just a place to live—it's a place where you can truly envision your best life unfolding. Don't miss your chance to make this stunning house your forever home.

Inclusions:
Property Listed By:

n/a
Real Broker

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







