



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**161 COBBLESTONE Gate, Airdrie T4B 4Z9**

MLS®#: **A2158689** Area: **Cobblestone Creek** Listing Date: **08/20/24** List Price: **\$499,900**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2024** Abv Sqft: **1,139**  
Lot Information Low Sqft:  
 Lot Sz Ar: **2,260 sqft** Ttl Sqft: **1,139**  
 Lot Shape:

DOM

**29**  
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, Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Forced Air, Natural Gas** **Concrete, Vinyl Siding, Wood Frame**  
 Sewer: Flooring:  
 Ext Feat: **None** **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator**  
 Int Feat: **Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

**r3**

Legal Desc:

**2312250**

Remarks

Pub Rmks:

**THIS HOME IS "UNDER CONSTRUCTION". the "Troon" model, townhome by Master Builder, Douglas Homes Ltd. DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. 3 bedroom, 2 storey, 9ft ceilings on the main with 8ft doors, upsized and higher windows, hardwood floor throughout the main floor, tile floors in bathrooms, upgraded 42" soft close cabinets, quartz countertops, wood/metal spindle railings. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY**

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**