

954 COBBLEMORE Common, Airdrie T4B 5M1

MLS®#:	A2158935	Area:	Cobblestone Creek	Listing Date:	08/19/24		List Price:	\$624,900				
Status:	Active	County:	Airdrie	Change:	-\$20k, 08	B-Sep	Associatio	n: Fort McMurray				
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Residentia Detached Airdrie 2023 2,800 sqft Back Lane Parking Pa	e,Front Yar	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: d,Level,Rectangular	1,796 1,796 Lot	DOM 30 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	4 (4) 3.0 (3 0) 2 Storey 2	
						Utilities a	and Feature	5				
Roof: Heating: Sewer: Ext Feat:	Asphalt Shin Forced Air None	gle					Construct Vinyl Sid Flooring: Carpet,L Water Sou Fnd/Bsmt	ing aminate Irce:				
Kitchen Ap Int Feat: Utilities:	eat: No Animal Home,No Smoking Home,Open Floorplan,Pantry											
<u>Room</u> Dining Ro	om	<u>Level</u> Main		<u>Dimension</u> 10`1" x 1(<u>Room</u> Kitchen		<u>Level</u> Main		<u>Dimensions</u> 8`5" x 17`10"	

Living Room Bedroom - Primary Bedroom 5pc Ensuite bath 3pc Bathroom	Main Upper Upper Upper Main	12`5" x 12`5" 11`9" x 15`6" 9`1" x 12`1" 8`3" x 8`5" 7`9" x 4`11"	Bedroom Bedroom Family Room 4pc Bathroom Walk-In Closet Legal/Tax/Financial	Main Upper Upper Upper Upper	10`6" x 12`2" 9`9" x 12`1" 13`2" x 11`0" 8`4" x 6`1" 6`5" x 8`5"			
Title: Fee Simple Legal Desc:	2211429	Zoning: TBD						
5			Remarks					
Pub Rmks: Inclusions: Property Listed By:	Back on Market due to Financing fell through. This newly built home in the vibrant Cobblestone community of SW Airdrie sounds like an incredible find! With 1796.28 square feet of space, it offers ample room for comfortable living. The main floor's layout seems practical and inviting, featuring a bedroom that could serve various purposes, whether as a guest room, home office, or additional living space. The dining room, living room, and kitchen flow seamlessly together, creating an open, airy atmosphere perfect for gatherings and daily activities. The inclusion of stainless steel appliances in the kitchen adds a modern touch and ensures durability and style. Plus, having a 3-piece bathroom on the main floor adds convenience for residents and guests alike. Upstairs, the primary bedroom with its 5-piece ensuite and walk-in closet offers a luxurious retreat, while the two other good-sized rooms provide flexibility for family members or additional space for hobbies and relaxation. With another full bathroom and a laundry room on this floor, practicality and comfort are prioritized. The family room on the upper floor provides an extra area for leisure and entertainment, ideal for movie nights or relaxation. And let's not forget the unfinished basement—a blank canvas for creativity and personalization, allowing homeowners to tailor the space to their unique preferences and needs. Overall, this home seems like a wonderful opportunity to experience modern living in a thriving community. Booking a showing with your favorite realtor is definitely a step worth taking to explore all the possibilities this home has to offer! N/A MaxWell Central							

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











