

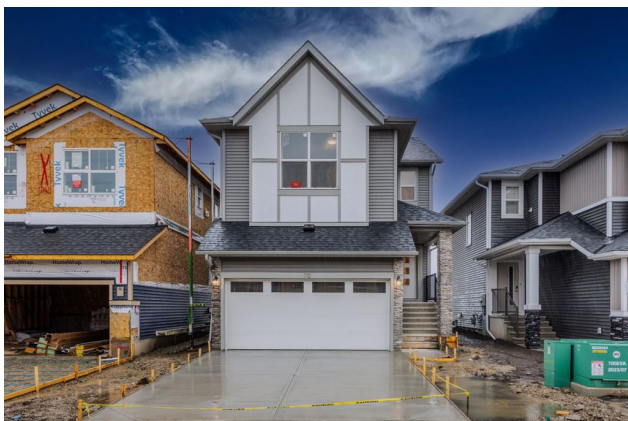


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 COBBLERIDGE Place, Airdrie T4B5M1**

MLS®#: **A2165818** Area: **Cobblestone Creek** Listing **09/13/24** List Price: **\$769,999**  
 Status: **Active** County: **Airdrie** Change: **-\$10k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2024** Abv Sqft: **2,054**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,568 sqft** Ttl Sqft: **2,054**  
 Lot Shape:

DOM

**99**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Interior Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`2" x 2`9"</b>	<b>Flex Space</b>	<b>Main</b>	<b>11`1" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 9`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`10" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 14`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`2" x 15`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`9" x 5`1"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`9" x 9`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`7" x 11`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 10`11"</b>
<b>Family Room</b>	<b>Upper</b>	<b>12`2" x 13`8"</b>	<b>Laundry</b>	<b>Upper</b>	<b>5`8" x 5`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`7" x 15`2"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`9" x 4`8"</b>

3pc Bathroom  
Bedroom  
Furnace/Utility Room

Basement  
Basement  
Basement

8`4" x 9`5"  
11`0" x 14`3"  
8`7" x 9`6"

Bedroom  
Den

Basement  
Basement

10`4" x 11`2"  
10`3" x 15`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2312250

Zoning:  
**R2**

Remarks

Pub Rmks:

**September 2024 Shane homes built full package house is available for sale. This immaculate residence built on Traditional Lot, offers over 2,800 sq.ft of luxurious living space, perfect for families seeking comfort and elegance. You will love this floor plan! The open main floor plan features Front Gathering Area with 2pc Bathroom, Spacious kitchen with Built-in stainless steel appliances, pantry and a large island providing ample seating. The upper level features a versatile bonus room, provides flexible space for a home office, playroom, or media room, A spacious primary bedroom with a large walk-in closet, 5 pc ensuite with standing shower; 2 additional bedrooms, 4 pc main bathroom and laundry area with side-by-side washer and dryer. Downstairs, the 2 bedroom basement development is a great addition to this home! With a separate side entry and 9'Ft ceiling, the basement is finished with 2 bedrooms, an open floor plan, rec room, 4pc bathroom, laundry room with stacked laundry and roughed-in for future kitchen/wet-bar. The basement bedrooms are a great size as well. Additional features include numerous upgrades such as modern lighting, updated flooring, and enhanced storage solutions. The backyard provides plentiful space for gardening and entertaining. Welcome to your new home, Schedule a viewing today and experience the lifestyle that awaits you!**

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage METRO**

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







