

## 957 COBBLEMORE Common, Airdrie T4B 5M1

MLS®#:	A2168267	Area:	Cobblestone Creek	Listing Date:	09/23/24	List Price: \$639,900
Status:	Active	County:	Airdrie	Change:	None	Association: Fort McMurray



l Information				DOM	
pe:	Residential			59	
be:	Semi Detached	(Half	<u>Layout</u>		
	Duplex)	Finished Floor Ar	<u>ea</u>	Beds:	3 (3 )
wn:	Airdrie	Abv Sqft:	1,749	Baths:	2.5 (2 1)
ilt:	2023	Low Sqft:		Style:	2 Storey,Side by Side
<u>rmation</u>		Ttl Sqft:	1,749		
Ar:	3,132 sqft			<b>D</b> ad is a	
pe:				<u>Parking</u>	
ipe.				Ttl Park:	4
				Garage Sz:	2

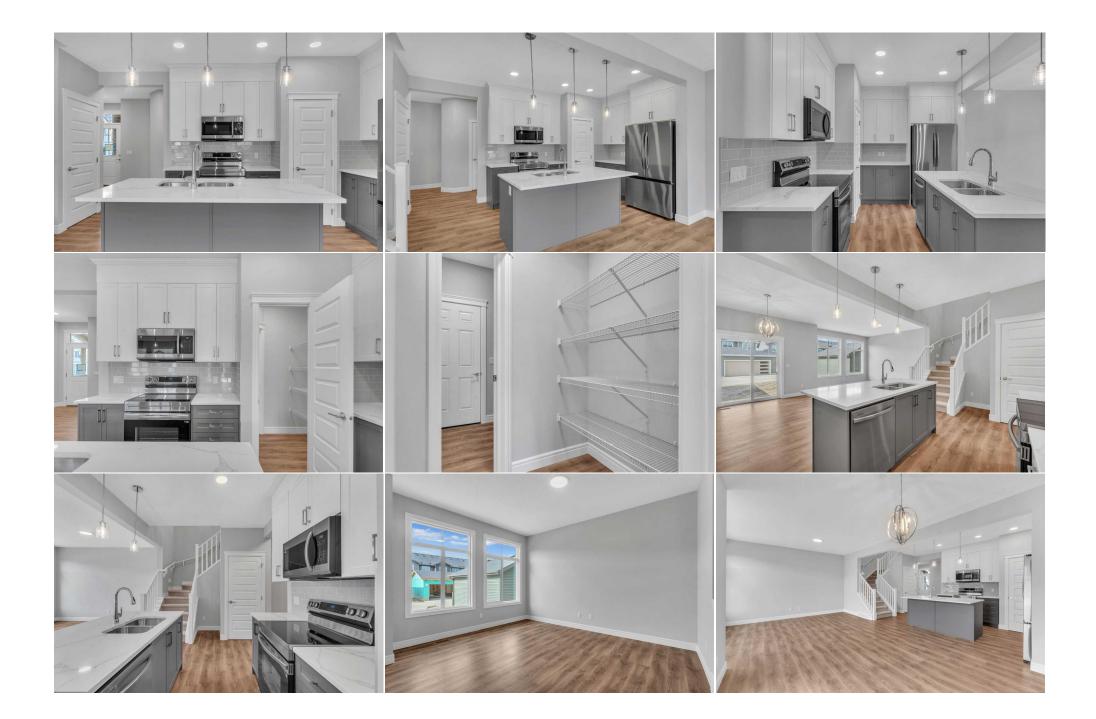
Back Lane,Back Yard,City Lot,Front Yard,Interior Lot,Level,Street Lighting,Rectangular Lot Concrete Driveway,Double Garage Attached,Garage Door Opener,Insulated

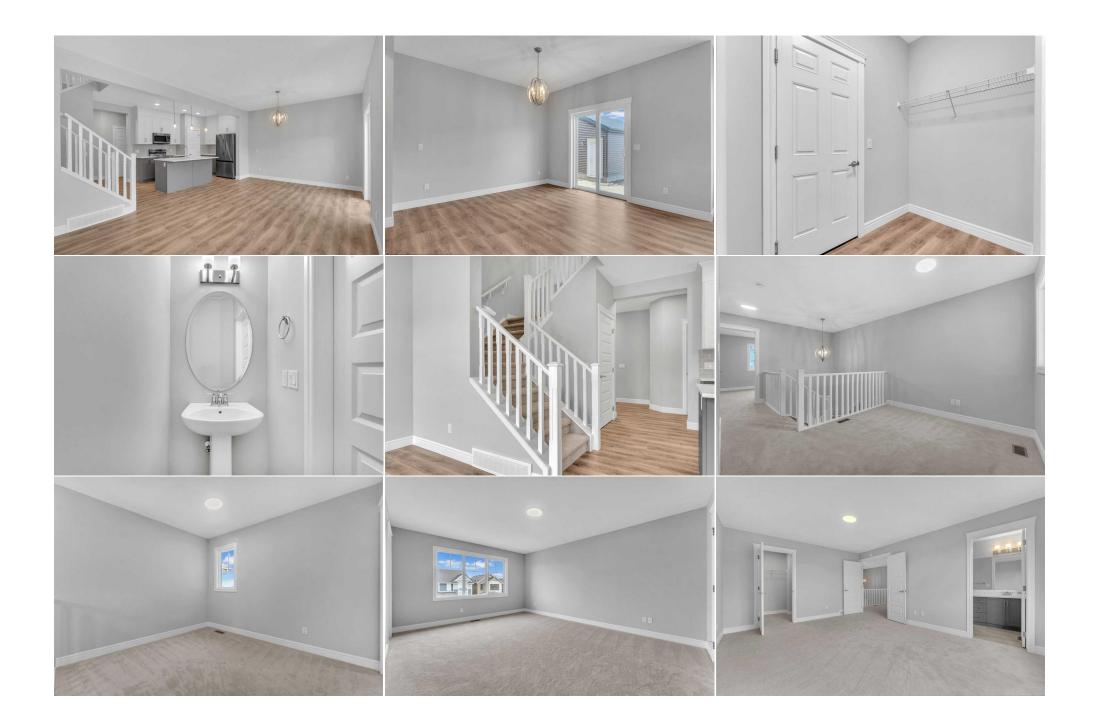
Utilities and Features

Roof:	Asphalt Shingle		Construction:	Construction:						
Heating:	Central,Forced Air,Natural Gas			Stone, Vinyl Siding, Wood Frame						
Sewer:			Flooring:							
Ext Feat:	Private Yard		Carpet, Vinyl Plank							
			Water Source:							
			Fnd/Bsmt:							
			Poured Concrete							
Kitchen Appl:	Dishwasher,Electric	Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer								
Int Feat: Utilities:		French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)								
otinties.		Room Information								
Room	Level	<u>Dimensions</u>	Room	Level	<u>Dimensions</u>					
Living Room	Main	11`0" x 13`8"	Dining Room	Main	12`0" x 11`11"					
-	Main	12`3" x 9`6"	2pc Bathroom	Main	7`0" x 3`0"					
Kitchen		12`3" x 9`6" 12`5" x 16`9"	2pc Bathroom 4pc Ensuite bath	Main Second	7`0" x 3`0" 5`5" x 9`6"					
Kitchen Bedroom - Prin			•							
Kitchen Bedroom - Prin Bedroom	nary Second Second	12`5" x 16`9"	4pc Ensuite bath	Second	5`5" x 9`6"					
Kitchen Bedroom - Prin Bedroom 4pc Bathroom Family Room	nary Second Second	12`5" x 16`9" 11`0" x 12`9"	4pc Ensuite bath Bedroom	Second Second	5`5" x 9`6" 11`0" x 12`0"					

Title: <b>Fee Simple</b> Legal Desc:	Zoning: R2 Low Density Residentia 2211429				
	Remarks				
Pub Rmks:	Welcome to this beautifully designed semi-detached property, featuring 1,749 sq. ft. of spacious living across two storeys. With 3 bedrooms and 2.5 baths, this home is perfect for families or anyone seeking extra space. Step inside to an open layout that seamlessly connects the living and dining areas, enhanced by large west-facing windows that fill the space with natural light. The upgraded kitchen is a chef's dream, featuring stylish two-tone, up-to-ceiling cabinets and a convenient walk-through pantry. The enormous east-facing primary bedroom offers a serene retreat with elegant French doors, a 4-pc ensuite bath, and a generous walk-in closet. Two additional good-sized bedrooms share a well-appointed 4-pc bathroom, and a dedicated laundry area adds to the home's practicality. Enjoy the added benefit of a separate entrance to the basement, offering potential for a secondary suite or additional living space. A secondary suite would be subject to approval and permitting by the city/municipality. Plus, the front double attached garage provides convenience and storage. Don't miss your chance to make this incredible property your new home!				
Property Listed By:	Real Broker				











957 Cobblemore Cmn SW, Airdrie, AB



