



THE
A-TEAM

**RE/MAX
FIRST**

954 COBBLEMORE Common, Airdrie T4B5M1

MLS® #: **A2169350** Area: **Cobblestone Creek** Listing Date: **09/28/24** List Price: **\$624,900**
 Status: **Active** County: **Airdrie** Change: **+\$25k, 15-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,782 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,813**
 Low Sqft:
 Ttl Sqft: **1,813**

DOM

30
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`8" x 4`11"	Bedroom	Main	10`7" x 12`3"
Dining Room	Main	10`3" x 11`3"	Kitchen	Main	8`5" x 18`2"
Living Room	Main	12`6" x 12`0"	Mud Room	Main	5`8" x 10`3"
4pc Bathroom	Upper	8`5" x 6`1"	4pc Ensuite bath	Upper	8`6" x 8`5"
Bedroom	Upper	9`2" x 12`1"	Bedroom	Upper	9`11" x 12`1"
Bonus Room	Upper	10`3" x 6`10"	Laundry	Upper	5`1" x 6`4"
Bedroom - Primary	Upper	11`10" x 15`8"	Walk-In Closet	Second	8`6" x 6`6"

Title: **Fee Simple**
Legal Desc: **2211429**
Zoning: **R1-L0**

Remarks

Pub Rmks: **Brand New Detached Home in Cobblestone Creek, Airdrie! This stunning home in the desirable Cobblestone Creek community features 4 bedrooms and 3 bathrooms. As you step inside, you're welcomed by a spacious foyer. On the right, you'll find a main floor bedroom with a full bathroom—perfect for guests or an office. The modern kitchen, equipped with stainless steel appliances, overlooks the dining and living area, with large windows flooding the space with natural light. Upstairs, you'll find 3 bedrooms, including a primary suite with an ensuite, a bonus room, and a dedicated laundry room for added convenience. The home also boasts a side entrance, a decent-sized backyard, and a concrete parking pad—offering practicality and style in one package. Don't miss out on this fantastic opportunity to make this beautiful house your home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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











