



THE
A-TEAM

**RE/MAX
FIRST**

136 COBBLESTONE Gate, Airdrie T4B5J9

MLS®#: **A2177861** Area: **Cobblestone Creek** Listing Date: **11/08/24** List Price: **\$509,900**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,506**
 Low Sqft:
 Ttl Sqft: **1,506**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	8`5" x 10`8"	Bedroom	Upper	8`4" x 10`11"
Living Room	Main	13`0" x 18`7"	Bedroom - Primary	Upper	12`0" x 11`9"
Bonus Room	Upper	8`1" x 8`0"	Dining Room	Main	8`6" x 15`10"
2pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Bathroom	Upper				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2-T

TBD

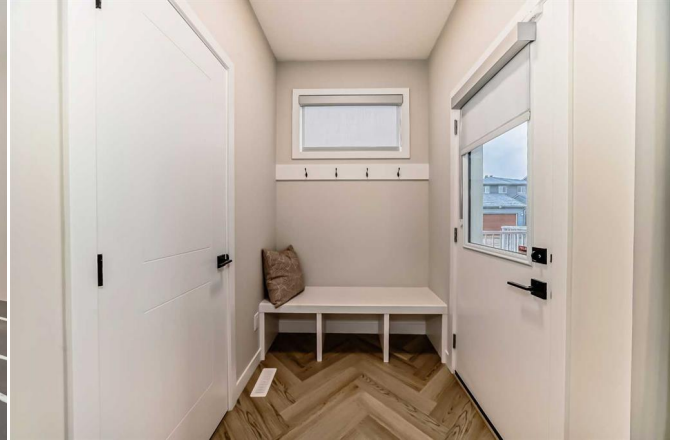
Remarks

Pub Rmks: **** Price Reduction ** Welcome home to the Talo by Rohit Homes. This purposefully designed 1,506 sq ft unit has a spacious main floor equipped with a large kitchen, an island that seats 4 people, plus a rear entry with built-in coat hooks and a bench. Upstairs, the space has been beautifully designed to flow between the master suite and two secondary bedrooms. The flex room and convenient laundry room separate the bedrooms for added privacy. Unfinished basement with detached rear garage. Front and back landscaping included ****Photos are representative and the interior colors may be different******

Inclusions:
Property Listed By: **none**
eXp Realty

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







The TALO Bold Designer Duplex

3 Bed
2.5 Bath
1506 sq ft

Main Floor Features

- 1. Open floor plan with a large living area, dining area, and kitchen.
- 2. Hardwood-style flooring throughout the main floor.
- 3. Large windows providing natural light and views.
- 4. Open kitchen with a large island and stainless steel appliances.
- 5. Living room with a fireplace and built-in shelving.
- 6. Dining area with a large table and chairs.
- 7. Kitchen with a large island and stainless steel appliances.
- 8. Entry with a coat closet and shoe cabinet.
- 9. Living room with a fireplace and built-in shelving.
- 10. Dining area with a large table and chairs.
- 11. Kitchen with a large island and stainless steel appliances.
- 12. Entry with a coat closet and shoe cabinet.

Rohit HOMES | Build Great. Further.

The TALO Bold Designer Duplex

3 Bed
2.5 Bath
1506 sq ft

Upper Floor Features

- 1. Three bedrooms with hardwood-style flooring.
- 2. Full bathroom with a walk-in closet.
- 3. Flex room with a built-in desk and shelving.
- 4. Laundry room with a built-in washer and dryer.
- 5. Storage area with built-in shelving.
- 6. Bedroom with a built-in desk and shelving.
- 7. Bedroom with a built-in desk and shelving.
- 8. Bedroom with a built-in desk and shelving.
- 9. Full bathroom with a walk-in closet.
- 10. Flex room with a built-in desk and shelving.
- 11. Laundry room with a built-in washer and dryer.
- 12. Storage area with built-in shelving.

Rohit HOMES | Build Great. Further.