



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**25 COBBLERIDGE PLACE , Airdrie T4B 0Y4**

MLS®#: **A2177869** Area: **Cobblestone Creek** Listing Date: **11/08/24** List Price: **\$526,900**  
 Status: **Pending** County: **Airdrie** Change: **-\$19k, 20-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Airdrie**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **10 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,631**  
 Low Sqft:  
 Ttl Sqft: **1,631**

DOM

**75**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Microwave,Stove(s),Washer**  
 Int Feat: **High Ceilings,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Covered Porch	Main	8`0" x 6`0"	Entrance	Main	4`0" x 4`2"
Living Room	Main	11`5" x 17`0"	2pc Bathroom	Main	5`2" x 4`10"
Dining Room	Main	10`0" x 13`4"	Kitchen	Main	8`7" x 13`5"
Mud Room	Main	6`6" x 5`0"	Bedroom	Upper	9`6" x 10`4"
Bedroom	Upper	9`0" x 12`2"	4pc Bathroom	Upper	5`0" x 8`10"
Laundry	Upper	5`11" x 5`7"	4pc Ensuite bath	Upper	8`3" x 7`10"
Bedroom - Primary	Upper	11`5" x 12`9"	Walk-In Closet	Upper	6`1" x 4`10"
Furnace/Utility Room	Basement	7`10" x 9`0"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**N/A**

**TBD**

Remarks

Pub Rmks: **\*\* Open House at Cobblestone showhome - 1094 Cobblestone Blvd: Jan. 24th 2-5pm, Jan. 25th 12-4pm and Jan. 26th 11-3pm \*\* Welcome to the Hudson, a charming laned duplex boasting 1630 square feet of carefully designed living space. This beautiful residence, brought to you by Rohit Homes, greets you with paved parking pad in the back for convenience and accessibility. Step into the heart of the home, where the spacious kitchen steals the spotlight with its floor-to-ceiling cupboards and sleek quartz countertops, providing ample storage and a stylish cooking environment. The open concept layout, adorned with large triple-pane windows, fills the home with natural light and creates a welcoming atmosphere. The Hudson features three bedrooms, 2.5 baths, and an upstairs laundry room for added convenience. The master suite is a luxurious retreat with a 5-piece ensuite bathroom, offering a perfect blend of comfort and elegance. Separate side entrance creates many options for the basement. Designed by a local interior designer, the duplex showcases a thoughtful and aesthetically pleasing interior, making every corner a delight to the eye. The Hudson is not just a home; it's a lifestyle. The inclusion of a side entrance adds flexibility and potential for customization, allowing you to tailor the space to your unique needs. Whether you're entertaining guests in the open living spaces or enjoying a quiet evening in the master suite, this home caters to a variety of lifestyles. With Rohit Homes' commitment to quality craftsmanship and attention to detail, the Hudson promises a blend of functionality and aesthetics, creating a haven you'll be proud to call home. Photos are representative from a previous build.**

Inclusions:  
Property Listed By: **none  
Real Broker**

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











**The HUDSON** Bold Designer Single Family Home

3 Bed  
2.5 Bath  
1627 sq ft

**Main Floor Features**

**IDEAL FOR** **BT COLONY**

1. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
2. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
3. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
4. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
5. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
6. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
7. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
8. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.

**Rohit**  
HOUSES | BUILDERS | CONTRACTORS

**The HUDSON** Bold Designer Single Family Home

3 Bed  
2.5 Bath  
1627 sq ft

**Upper Floor Features**

**IDEAL FOR**

1. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
2. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
3. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
4. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
5. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
6. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
7. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.
8. The island is designed to be a focal point for the kitchen and can be used as a breakfast bar or a place to sit and eat.

**Rohit**  
HOUSES | BUILDERS | CONTRACTORS