



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: **Active** 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

43
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"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

N/A

TBD

Remarks

Pub Rmks:

**** OPEN HOUSE: 1094 Cobblestone Blvd, Airdrie - Sat. Dec 21, 1-3pm & Sun. Dec 22, 1-3pm ** 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:

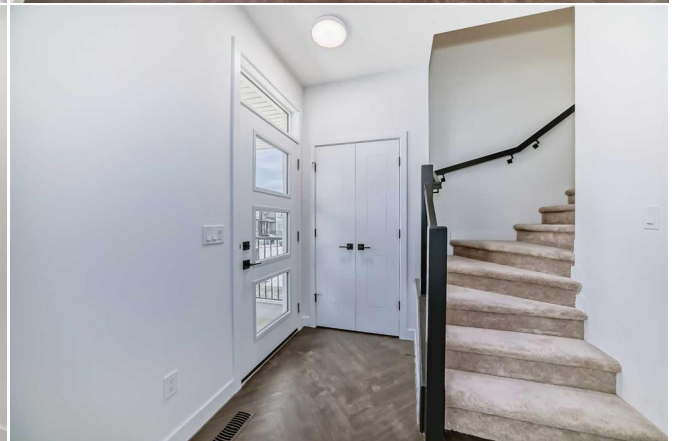
none

Property Listed By:

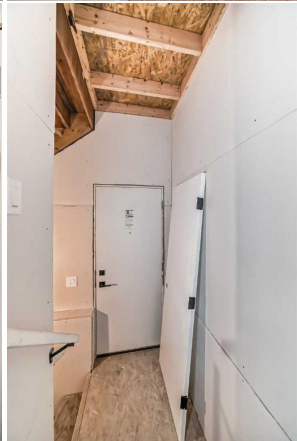
eXp Realty

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

1 The layout of the living and dining areas is designed to be open and bright, making it a great family gathering space.

2 The kitchen is designed to be a central hub for the home, featuring a large island and a walk-in pantry.

3 The master bedroom is designed to be a private retreat, featuring a walk-in closet and a private bathroom.

4 The second bedroom is designed to be a versatile space, featuring a walk-in closet and a private bathroom.

5 The open living and dining areas are designed to be bright and airy, featuring large windows and a high ceiling.

6 The kitchen is designed to be a central hub for the home, featuring a large island and a walk-in pantry.

7 The master bedroom is designed to be a private retreat, featuring a walk-in closet and a private bathroom.

8 The second bedroom is designed to be a versatile space, featuring a walk-in closet and a private bathroom.

9 To make the most of the lot, the home is designed to be a bright and airy, featuring large windows and a high ceiling.

Rohit
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The HUDSON Bold Designer Single Family Home

3 Bed
2.5 Bath
1627 sq ft

Upper Floor Features

1 The master bedroom is designed to be a private retreat, featuring a walk-in closet and a private bathroom.

2 The second bedroom is designed to be a versatile space, featuring a walk-in closet and a private bathroom.

3 The open living and dining areas are designed to be bright and airy, featuring large windows and a high ceiling.

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