



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 COBBLESTONE Gate, Airdrie T4B 4Z9**

MLS®#: **A2179082** Area: **Cobblestone Creek** Listing Date: **11/13/24** List Price: **\$499,900**  
 Status: **Active** 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: **2,260 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,139**  
 Low Sqft:  
 Ttl Sqft: **1,139**

DOM

**20**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **Private Yard** Water Source:  
 Fnd/Bsm: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 11`8"	Kitchen	Main	11`11" x 9`6"
Dining Room	Main	10`2" x 10`0"	2pc Bathroom	Main	
Bedroom - Primary	Second	11`8" x 11`2"	3pc Ensuite bath	Second	
Bedroom	Second	10`0" x 9`5"	Bedroom	Second	10`0" x 9`6"
4pc Bathroom	Second				

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**2312250**

**r3**

Remarks

Pub Rmks: **THIS HOME IS "UNDER CONSTRUCTION". the "Troon" model, townhome by Master Builder, Douglas Homes Ltd. DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. 3 bedroom, 2 storey, 9ft ceilings on the main with 8ft doors, upsized and higher windows, hardwood floor throughout the main floor, tile floors in bathrooms, upgraded 42" soft close cabinets, quartz countertops, wood/metal spindle railings. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY**  
Directions:  
Inclusions: n/a  
Property Listed By: **MaxWell Capital Realty**

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



