

129 COBBLESTONE Gate, Airdrie T4B 4Z9

MLS®#: **A2179082** Area: **Cobblestone Creek** Listing Date: **11/13/24** List Price: **\$484,900**
 Status: **Active** County: **Airdrie** Change: **-\$15k, 21-Jan** 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

69
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**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete, Stone, Vinyl Siding**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 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



