



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 COBBLESTONE Gate, Airdrie T4B5J9**

MLS®#: **A2180037**      Area: **Cobblestone Creek**      Listing Date: **11/20/24**      List Price: **\$534,900**  
 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: **1 sqft**  
 Lot Shape:

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

DOM

**13**  
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:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

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

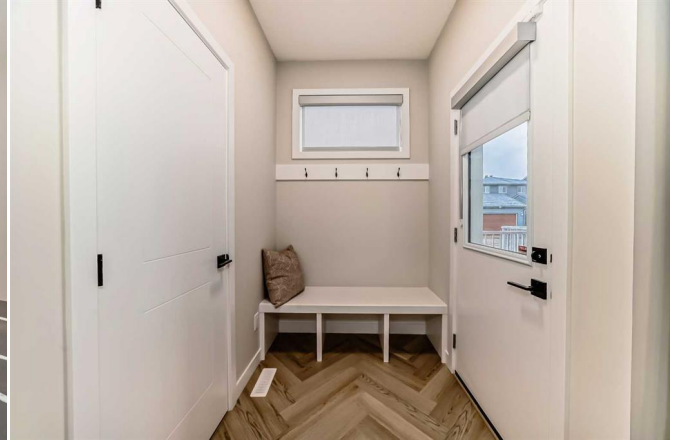
Pub Rmks: **Welcome home to the Talo by Rohit Homes. This purposefully designed 1,506 sq ft unit has a spacious main floor equipped with a large kitchen, an island that seats 4 people, plus a rear entry with built-in coat hooks and a bench. Upstairs, the space has been beautifully designed to flow between the master suite and two secondary bedrooms. The flex room and convenient laundry room separate the bedrooms for added privacy. Unfinished basement with side. entrance and a 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 breakfast bar.
- 5. Living room with a fireplace and built-in shelving.
- 6. Dining area with a built-in bench and table.
- 7. Kitchen with a large island and breakfast bar.
- 8. Entry with a built-in closet and shoe storage.
- 9. Staircase leading to the upper floor.
- 10. Utility room with a laundry area and storage.

**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 built-in wardrobes and storage.
- 2. Full bathroom with a walk-in shower and vanity.
- 3. Flex room with a built-in desk and shelving.
- 4. Laundry room with a built-in washer and dryer.
- 5. Staircase leading to the main floor.
- 6. Storage area with built-in shelves and cabinets.

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