



THE
A-TEAM

**RE/MAX
FIRST**

26 COBBLERIDGE Place, Airdrie T4B 5L9

MLS®#: **A2182449** Area: **Cobblestone Creek** Listing Date: **12/06/24** List Price: **\$839,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,048 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,264**
 Low Sqft:
 Ttl Sqft: **2,264**

DOM

15
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **City Lot,Corner Lot,Street Lighting,Paved,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Range,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`4" x 12`8"
Kitchen	Main	16`1" x 15`1"
Bedroom	Main	11`7" x 8`9"
Foyer	Main	8`4" x 8`6"
5pc Ensuite bath	Second	16`0" x 10`7"
Laundry	Second	7`10" x 5`4"

Room	Level	Dimensions
Dining Room	Main	10`5" x 10`9"
Spice Kitchen	Main	5`5" x 8`10"
4pc Bathroom	Main	7`9" x 4`11"
Bedroom - Primary	Second	14`7" x 12`8"
Bonus Room	Second	14`7" x 17`4"
Bedroom	Second	11`5" x 13`8"

Bedroom
3pc Bathroom

Second
Second

15`10" x 81`8"
11`7" x 5`4"

Bedroom

Second

12`3" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312250

Zoning:
R2

Remarks

Pub Rmks: **Welcome to this stunning, newly constructed detached home in the highly sought-after family-friendly neighbourhood of Cobblestone Creek. Offering 2,264 sq. ft. of thoughtfully designed living space, this home features an open, well-laid-out floor plan with a fully finished basement and ample natural light throughout. The main floor boasts a spacious living and dining area with east-facing windows, flooding the space with sunlight all day long. A chef's dream kitchen with custom, to-the-ceiling cabinetry, plus a separate spice kitchen, makes meal prep a breeze. The main floor also includes a bedroom and full bathroom—perfect for elderly parents, guests, or as a home office. Upstairs, you'll find a bright, airy bonus room with vaulted ceilings, ideal for a family room. The primary bedroom features a walk-in closet and a luxurious 5-piece ensuite bath. Three additional spacious bedrooms and a 4-piece bathroom complete the second floor. The fully finished basement, with a separate entrance, is perfect for extended family or guests, offering 2 bedrooms, a living area, and a 4-piece bathroom. Additionally, it includes hook-ups for a future kitchenette, making it a great option for multi-generational living or rental potential. With 7 bedrooms and 4 bathrooms across all levels, this home is perfect for growing families, offering flexibility, comfort, and plenty of space. Don't miss out on this exceptional property in Cobblestone Creek!**

Inclusions:
Property Listed By: **Real Broker**

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











