



58 COBBLERIDGE Place, Airdrie T4B 5M1

MLS®#: **A2183475** Area: **Cobblestone Creek** Listing Date: **12/13/24** List Price: **\$739,999**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,913**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,568 sqft** Ttl Sqft: **1,913**
 Lot Shape:
 Access:
 Lot Feat: **City Lot,Interior Lot**
 Park Feat: **Double Garage Attached,Driveway,Front Drive**

DOM

40
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding**
 Heating: **Floor Furnace,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: **None** Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Oven-Built-In,Washer/Dryer**
 Int Feat: **Granite Counters,Kitchen Island,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	6`10" x 8`4"	Living Room	Main	12`0" x 15`10"
Dining Room	Main	10`11" x 8`4"	Kitchen	Main	10`11" x 11`11"
Pantry	Main	4`0" x 7`4"	2pc Bathroom	Main	4`7" x 4`7"
Entrance	Main	9`6" x 6`5"	4pc Ensuite bath	Upper	10`6" x 7`10"
Walk-In Closet	Upper	10`7" x 5`3"	Bedroom	Upper	10`2" x 10`6"
Laundry	Upper	8`2" x 5`3"	4pc Bathroom	Upper	8`8" x 4`11"
Bedroom	Upper	17`11" x 10`4"	Bedroom - Primary	Upper	11`11" x 16`0"

Bonus Room
Bedroom
4pc Bathroom
Storage

Upper
Basement
Basement
Basement

10`1" x 12`0"
10`8" x 12`8"
8`4" x 5`6"
8`3" x 3`7"

Bedroom
Family Room
Furnace/Utility Room

Basement
Basement
Basement

10`3" x 10`0"
10`4" x 11`0"
8`3" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312250

Zoning:
R2

Remarks

Pub Rmks:

BRAND NEW/TRADITIONAL LOT/SINGLE FAMILY DETACHED/5 BEDROOMS+BONUS ROOM/ 3.5 WASHROOMS/DEVELOPED BASEMENT/SIDE ENTRANCE. Location! Discover Contemporary Living In This Stunning property in CobbleStone Creek Community. This Upgraded home Offers Convenience And Modern Design. November 2024 Shane homes built full package house is available for sale. Property boasts approx 2500 sqft of developed area. The open main floor plan features kitchen with Electric cooktop and Built-in appliances, pantry and a island providing ample seating. The upper level features a spacious primary bedroom with a large walk-in closet, 4 pc ensuite with standing shower; 2 additional bedrooms, 4 pc main bathroom and laundry area with side-by-side washer and dryer. Downstairs, the 2 bedroom basement development is a great addition to this home! With a separate side entry, the basement is finished with 2 bedrooms, an open floor plan, rec room, 4pc bathroom and roughed-in for future kitchen/wet-bar. Garage is supposed to be painted by the builder in next few days. Book your showing today.

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

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













