

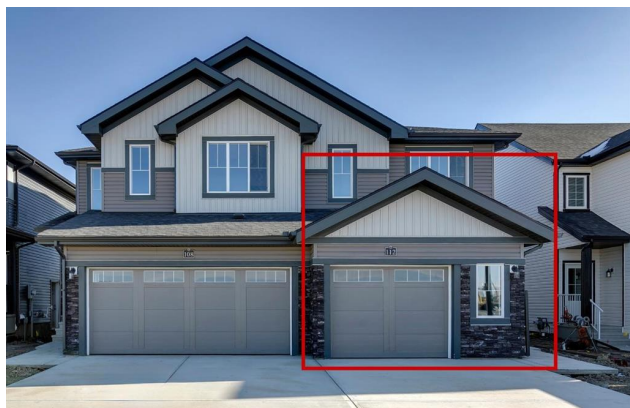


THE
A-TEAM

**RE/MAX
FIRST**

6 COBBLERIDGE Place, Airdrie T4B 5L9

MLS® #: **A2184732** Area: **Cobblestone Creek** Listing Date: **12/31/24** List Price: **\$519,900**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 22-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2025**
 Lot Information
 Lot Sz Ar: **3,189 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,475**
 Low Sqft:
 Ttl Sqft: **1,475**

DOM

32
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	41`0" x 37`9"	Dining Room	Main	32`0" x 28`5"
Bedroom	Upper	34`2" x 30`1"	Bedroom	Upper	36`4" x 30`11"
Bedroom - Primary	Upper	51`5" x 39`11"	2pc Bathroom	Main	
3pc Ensuite bath	Upper		3pc Bathroom	Upper	

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **TBD**

Legal Desc:

TBD

Remarks

Pub Rmks:

**** Open House at Cobblestone showhome - 1094 Cobblestone Blvd: Jan. 31st 2-6pm, Feb. 1st 1-4pm and Feb. 2nd 1-4pm ** PRICE REDUCTION ** Step into The Carter, a beautifully designed duplex that effortlessly blends function and flow. The open-concept layout welcomes you with a living room that seamlessly transitions into the kitchen, creating the perfect setting for entertaining or everyday living. The optional side entry offers added versatility to suit your needs. This thoughtfully designed home features three spacious bedrooms and two-and-a-half baths, including a convenient half bath on the main floor. Upstairs, you'll find the laundry area, eliminating the hassle of carrying loads up and down stairs. The primary bedroom is a true retreat, with enough space for a king-sized bed, nightstands, and more. It also boasts a walk-in closet and a private three-piece ensuite, offering comfort and practicality. With a single-car garage for added convenience, The Carter combines modern living with timeless appeal. It's a home designed for both everyday ease and special moments. Come see it for yourself and imagine the possibilities!**

Inclusions:

None

Property Listed By:

eXp Realty

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



