



THE
A-TEAM

**RE/MAX
FIRST**

160 COBBLESTONE Gate, Airdrie T4B 5J9

MLS® #: **A2184735** Area: **Cobblestone Creek** Listing Date: **12/31/24** List Price: **\$479,000**
 Status: **Pending** County: **Airdrie** Change: **-\$21k, 22-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,990 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,520**
 Low Sqft:
 Ttl Sqft: **1,520**

DOM

32
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	7`9" x 5`0"	2pc Bathroom	Main	7`7" x 2`11"
Kitchen	Main	13`0" x 8`6"	Dining Room	Main	16`4" x 8`4"
Living Room	Main	19`1" x 12`11"	Entrance	Main	5`4" x 5`8"
Bedroom	Upper	10`10" x 8`3"	Bedroom	Upper	10`8" x 8`5"
Laundry	Upper	5`5" x 4`5"	4pc Bathroom	Upper	8`7" x 4`11"
Bonus Room	Upper	11`10" x 8`0"	Bedroom - Primary	Upper	13`10" x 11`9"
4pc Ensuite bath	Upper	9`0" x 4`11"	Walk-In Closet	Upper	7`1" x 4`6"

Other

Basement

39`9" x 16`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

TBD

Zoning:

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 ** 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 an oversized single, 20x22 garage at rear. 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





