



THE
A-TEAM

**RE/MAX
FIRST**

321 COBBLESTONE Gate, Airdrie T4B5L3

MLS® #: **A2188859** Area: **Cobblestone Creek** Listing Date: **01/22/25** List Price: **\$556,500**
 Status: **Active** County: **Airdrie** Change: **-\$25k, 31-Mar** 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: **2,796 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,684**
 Low Sqft:
 Ttl Sqft: **1,684**

DOM

73
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Access:
 Lot Feat: **Back Lane, Back Yard, Street Lighting**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Walk-In Closet(s), Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Dining Room	Main	12`10" x 10`6"
Living Room	Main	10`10" x 16`9"	Bedroom - Primary	Upper	13`6" x 13`0"
Bedroom	Upper	9`2" x 10`0"	Bedroom	Upper	9`3" x 11`0"
Family Room	Upper	13`6" x 10`6"			

Title: **Fee Simple**
Zoning: **TBD**
Fee Freq: **Monthly**
Legal Desc: **TBD**

Remarks

Pub Rmks: **The Delta II by Shane Homes is a stylish and functional paired home located in the sought-after community of Cobblestone Creek. This thoughtfully designed layout includes a welcoming foyer with a coat closet and a spacious front family room featuring a large window that fills the space with natural light. The central dining nook connects seamlessly to the L-shaped rear kitchen, complete with a large island. A central half-bath off the staircase and a convenient side entry add to the home's versatility. Upstairs, you'll find a second-floor laundry closet, two similar-sized secondary bedrooms, and a central family room, offering additional living space. The owner's bedroom serves as a private retreat with a walk-in closet and a luxurious dual vanity ensuite. Photos are representative. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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





