



THE
A-TEAM

**RE/MAX
FIRST**

125 COBBLESTONE Gate, Airdrie T4B 4Z9

MLS®#: **A2193436** Area: **Cobblestone Creek** Listing Date: **02/10/25** List Price: **\$484,900**
Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie** Finished Floor Area
Year Built: **2025** Abv Sqft: **1,139**
Low Sqft:
Lot Sz Ar: **2,260 sqft** Ttl Sqft: **1,139**
Lot Shape:

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator**
Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 11`8"	Kitchen	Main	11`11" x 9`6"
Dining Room	Main	10`2" x 10`0"	2pc Bathroom	Main	
Bedroom - Primary	Second	11`8" x 11`2"	3pc Ensuite bath	Second	
Bedroom	Second	10`0" x 9`5"	Bedroom	Second	10`0" x 9`6"
4pc Bathroom	Second				

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2212250

r3

Remarks

Pub Rmks: **THIS HOME IS "UNDER CONSTRUCTION". the "Troon" model, townhome by Master Builder, Douglas Homes Ltd. DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. 3 bedroom, 2 storey, 9ft ceilings on the main with 8ft doors, upsized and higher windows, hardwood floor throughout the main floor, tile floors in bathrooms, upgraded 42" soft close cabinets, quartz countertops, wood/metal spindle railings. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY**
Directions:
Inclusions: n/a
Property Listed By: **MaxWell Capital Realty**

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



