



THE
A-TEAM

**RE/MAX
FIRST**

213 COBBLESTONE Gate, Airdrie T4B 0Y4

MLS®#: **A2196013** Area: **Cobblestone Creek** Listing Date: **02/25/25** List Price: **\$515,000**
 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: **1,520**
Lot Information Low Sqft:
 Lot Sz Ar: **595 sqft** Ttl Sqft: **1,520**
 Lot Shape:

DOM

0
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 Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 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"
Other	Main	4`10" x 3`2"	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"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2412227

Zoning:

TBD

Remarks

Pub Rmks:

**** Open House at Showhome - 45 Cobbleidge Place - Saturday, Mar. 1st 1-4pm and Sunday, Mar. 2nd 1-4pm ** Welcome to the Talo by Rohit Homes. This purposefully designed 1,506 sq. ft. unit features a spacious main floor with a large kitchen, an island that seats four, plus a rear entry with built-in coat hooks and a bench. Upstairs, the space has been beautifully designed to flow between the primary suite and two secondary bedrooms. A flex room and convenient laundry room separate the bedrooms for added privacy. The home also includes an unfinished basement and a detached rear garage. Front and back landscaping are included. Located across the street from a future school site. Photos are representative, and interior colors may vary.**

Inclusions:

None

Property Listed By:

eXp Realty

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





