

## 217 COBBLESTONE Gate, Airdrie T4B 5J9

A2200295 **Cobblestone Creek** Listing 03/13/25 List Price: **\$520,000** MLS®#: Area:

Status: Active County: Airdrie Change: None Association: Fort McMurray

Date:

**General Information** 

Residential Prop Type: Sub Type: Row/Townhouse

City/Town: Airdrie Year Built: 2025 Lot Information

Lot Sz Ar: Lot Shape:

2,421 sqft

Finished Floor Area Abv Saft: 1,506

Low Sqft:

Ttl Sqft: 1,506

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

41

Ttl Park: 2 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

**Back Yard** Lot Feat:

Park Feat: **Double Garage Detached** 

## **Utilities and Features**

Roof: Asphalt Construction:

Heating: Forced Air Stucco, Wood Frame Sewer:

Flooring:

Carpet, Tile, Vinyl Plank Ext Feat: Other

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Int Feat: No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

**Utilities:** 

## Room Information

<u>Room</u>	Level	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	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"	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"	Game Room	Basement	39`9" x 16`2"

4pc Bathroom	Upper	8`7" x 4`11"	
		Legal/Tax/Financial	
Title: Fee Simple		Zoning: tbd	
Legal Desc:	TBD		
		Remarks	
Pub Rmks:	** OPEN HOUSE at Showhome - 120 Cobblestone Gate: Wednesday, Apr. 23rd 4-6pm, Friday, Apr. 25th 3-6pm, Saturday, Apr. 26th 1-4pm and Sunday, Apr. 27th 1-4pm ** Welcome 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 a double detached rear garage. 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





