

\$518,900 - 969 Cobblemore Common Sw, Airdrie

MLS® #A2065420

\$518,900

3 Bedroom, 3.00 Bathroom, 1,404 sqft
Residential on 0.06 Acres

Cobblestone, Airdrie, Alberta

Welcome to THE TALO BY ROHIT COMMUNITIES. This BRIGHT & OPEN 3 Bedroom, 2.5 bath home is in the exciting new community of Cobblestone in SW Airdrie. This home has a thoughtfully designed layout & an endless list of high-end beautiful finishes! Finished in the designer colour pallet BOHO CHIC - this home has two toned cabinetry with white upper cabinets & blue lower cabinets as well as a clean white tile backsplash & beautiful quartz countertops. See attached brochure showing all the great designer selections. Location, location, location! Cobblestone, developed by Melcor, is located in the SW corner of Airdrie. With the new overpass being built from HWY 2 & future connectivity to 40th - this community will have fantastic in & out access for commuters. A future school site & planned connective pathways to Chinook Winds park - this community has so much to offer. As you approach this beautifully designed Rohit Home, you will notice the attractive curb appeal. This home comes with a REAR DETACHED GARAGE & a charming front porch. (This home is attached to another property with a double front attached garage which will create stunning curb appeal for the entire street.) Inside, the wide open main floor living area is finished with stylish wide plank luxury laminate flooring that leads you to the spacious kitchen & dining area that overlooks the backyard! The thoughtfully designed cabinets include convenient pot drawers & full



height upper cabinets. The large kitchen eating bar provides additional seating options. Notice the pantry cabinets & the lovely stainless steel appliances including a fridge with an ice maker. The kitchen flows into the spacious dining area & is adjacent to the back entryway & carefully tucked away powder room. Head upstairs & find a convenient laundry room - no more carrying laundry up & down the stairs. The two secondary bedrooms both have good sized closets & large windows. There is a 4 piece main bathroom with quartz countertops next to a very convenient bonus room/flex area - perfect for a home office or playroom. Finally down the hall you will find a spacious primary suite with walk-in closet & 4 piece ensuite that is also finished with quartz that completes the second floor layout. There is a SIDE ENTRY DOOR & 3 piece rough in the basement that is awaiting your design. Other great features: This home also comes with sod landscaping in the front & back yard! New Home Warranty Information: 1yr Comprehensive; 2yr distribution systems-electrical and plumbing; 5yr building envelope, 10yr structural; **Photos from a previously constructed home with the same floor plan (some items may not be identical or included ie: elevation/windows). See supplements for floor plan and Brochure for Boho Chic designer Interior; There is a Homeowners Association registered on title but not yet in effect - see supplements for details. THIS HOME IS UNDER CONSTRUCTION and possession will be upon completion. . See link to 3D tour.

Built in 2023

Essential Information

MLS® #	A2065420
Price	\$518,900
Sold Price	\$518,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	969 Cobblemore Common Sw
Subdivision	Cobblestone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z8

Amenities

Amenities	None
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	December 14th, 2023
Days on Market	77
Zoning	R2
HOA Fees	1.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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