

\$459,900 - 1034 Cobblestone Boulevard Sw, Airdrie

MLS® #A2079924

\$459,900

3 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.03 Acres

Cobblestone, Airdrie, Alberta

THIS HOME IS "UNDER CONSTRUCTION", JUST AT START OF FRAMING, APPROX 6-7 MONTHS TO COMPLETION.. DOUBLE DETACHED REAR GARAGE, DECK, FENCED AND LANDSCAPED. NO CONDO FEES. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "Troon" model townhome, by Award Winning, Master Builder, Douglas Homes Ltd. From the covered front porch, you enter the front greatroom with hardwood floors through out the entire main floor. 9ft ceilings, higher doors and window add to the spacious feel of the home. The chef's dream kitchen offers the ultimate in convenience, from the huge island with quartz countertop, to the gleaming stainless steel fridge, dishwasher, over the range microwave/hoodfan, and glass top, self cleaning electric range, all within arms length of the sink. Upgraded 42 inch soft close cabinets, including a good size pantry on the opposite side of the island. Just off the rear entry, the bright dining area, with upsized window, looks out upon the backyard, with lots of room for the kids to play, or pets to explore. There is also a convenient 2pc powder room for your guest's convenience or the kids instant need. Upstairs you will find the 2 secondary bedrooms, a 4pce main bath, and the spacious primary bedroom, with walk in closet, and 3pc ensuite bath with glass front, walk in shower. With the west front exposure enjoy the late day sun on the front concrete patio, and late day shade on the rear deck.



QUICK POSSESSION

TROON

1034 Cobblestone Blvd • Cobblestone Creek, Airdrie

1186 sq ft

3 bedrooms

2.5 bathrooms



FEATURES

- ✓ Townhouse
- ✓ No Condo Fees
- ✓ Rear Garage
- ✓ 9' Main Floor Ceiling
- ✓ Treated Wood Deck
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main
- ✓ Built-In Hooks/Shelf to Rear
- ✓ Front Concrete Pad

*Price includes lot & gas. Price, features & plan are subject to change at any time.

www.douglashomes.net | cobblestone@douglashomes.net | 403.560.4621

Great location across from the park. Well worth the wait for construction to be completed.

Built in 2023

Essential Information

MLS® #	A2079924
Price	\$459,900
Sold Price	\$462,873
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,139
Acres	0.03
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1034 Cobblestone Boulevard Sw
Subdivision	Cobblestone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4Z9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

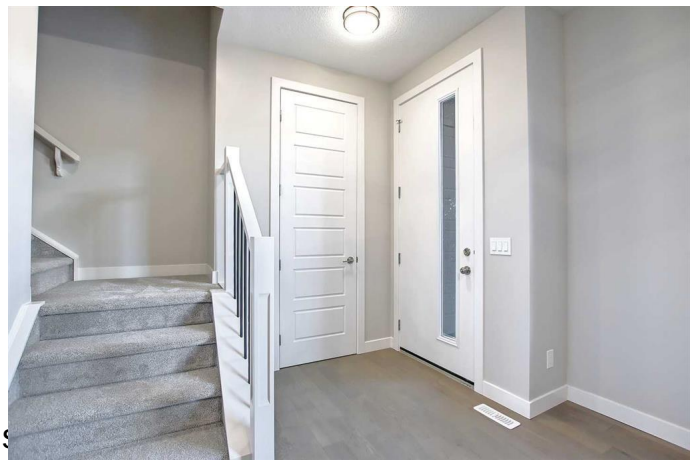
Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave

	Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lands
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	September 12th, 2023
Date Sold	November 7th, 2023
Days on Market	56
Zoning	r3
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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