

\$569,900 - 949 Cobblemore Common Sw, Airdrie

MLS® #A2087801

\$569,900

3 Bedroom, 3.00 Bathroom, 1,619 sqft

Residential on 0.07 Acres

Cobblestone, Airdrie, Alberta

Welcome to this BRIGHT & OPEN 3 Bedroom, 2.5 bath ATTACHED HOME 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! Location, location, location! Cobblestone is an exciting new community developed by Melcor that is located on the SW corner of Airdrie. With the new overpass from HWY 2 and connectivity to 40th - this community has fantastic in and out access for commuters. A future school site and planned connective pathways to Chinook Winds park as well NEWLY OPENED PICKLEBALL COURTS and community green space - this community has so much to offer!! As you approach this beautifully designed Rohit Home, you will notice the thoughtful architectural finishes and convenient DOUBLE ATTACHED GARAGE. Once inside you are greeted by a spacious entryway - perfect for welcoming guests. Notice the carefully tucked away powder room that is located next to the mudroom which offers plenty of storage options. 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 flanked with large windows overlooking the backyard! The kitchen features two toned cabinetry with WHITE UPPER CABINETS and BLUE LOWER CABINETS, beautiful backsplash & lovely quartz countertops. All of the hardware and lighting is done in an elegant gold finish. The thoughtfully designed cabinets



include convenient pot drawers and full height upper cabinets. The large kitchen island provides additional seating options. Notice the large pantry and the lovely stainless steel appliances including a fridge with an ice maker. The kitchen flows into the spacious dining area which also provides access to the backyard through the large sliding glass patio doors. Next to the dining room you will find a bright and inviting living room space that completes the main floor layout. Head upstairs and find a convenient laundry room, and two sizeable secondary bedrooms, both with large closets as well as a 4 piece main bathroom. Head down the hall past the bonus room and find a large primary suite complete with large walk-in closet & 4 piece ensuite that is also finished with beautiful quartz countertops. Finally, head downstairs and find a SIDE ENTRY DOOR and a 3 piece rough in for future basement development and a basement awaiting your design. This home has such a great layout and offers so many valuable high end finishes. The home includes sod landscaping in the front and back as well! THIS HOME IS UNDER CONSTRUCTION. The home being sold is the Dallas floor plan and is finished in the Boho Chic Colour Pallet - see supplements for details on finishes. The images in the listing show the colour pallet called New Nordic. There is a Homeowners Association registered on title but not in effect.

Built in 2023

Essential Information

MLS® #	A2087801
Price	\$569,900
Sold Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,619
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	949 Cobblemore Common Sw
Subdivision	Cobblestone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4Z9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	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	October 20th, 2023
Date Sold	November 30th, 2023
Days on Market	40
Zoning	R2
HOA Fees	1.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX HOUSE OF REAL ESTATE

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