

\$469,900 - 1046 Cobblestone Boulevard Sw, Airdrie

MLS® #A2094221

\$469,900

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.06 Acres

Cobblestone, Airdrie, Alberta

THIS HOME IS UNDER CONSTRUCTION, JUST PAST FRAMING, APPROX 5-6 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 "St. Andrews" townhome, by Award Winning Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the spacious great room with 9ft ceiling and gorgeous hardwood floor, through out the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher and over the range microwave/hoodfan, are all just an arms length from the kitchen sink. Opposite side of the island , provides a convenient pantry, and desk with upper cabinets for all those recipe books you will collect. The spacious dining area features a large picture window looking out upon the back yard with plenty of room for the kids to play, with a rear entry door to the deck for those summer bbq's. Here also is a 2pc powder room for your guest's convenience, or perhaps the kid's hurried need. Upstairs includes 2 good size secondary bedrooms, a 4pc bath, with quartz vanity top and tile floor, a convenient upstairs laundry, and a spacious primary bedroom with large



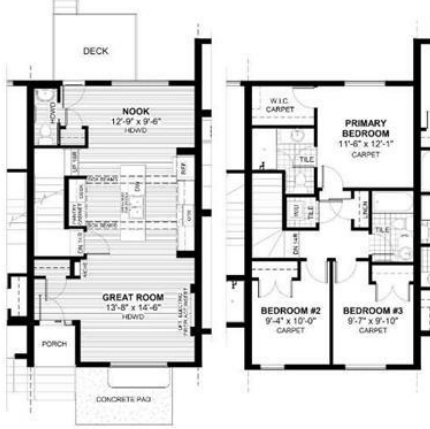
QUICK POSSESSION

ST. ANDREWS

1046 Cobblestone Blvd • Cobblestone Creek, Airdrie

1,295 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 Floors
- ✓ Upper Floor Laundry
- ✓ Front Concrete Pad
- ✓ Built-In Desk

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

upsized window and ensuite bath with walk in shower with glass front, tile floor and quartz vanity. The full basement provides rough in plumbing for a future bath, and enough space remaining for a bedroom and family room if you decide your family needs more room to spread. All this in the desirable new subdivision Cobblestone Creek, with tennis courts, playgrounds, future school reserve, pathways and numerous green spaces, on the wester edge of Airdrie, with wide open country side and views to the west.

Built in 2023

Essential Information

MLS® #	A2094221
Price	\$469,900
Sold Price	\$471,553
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1046 Cobblestone Boulevard Sw
Subdivision	Cobblestone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5L3

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Clo
Appliances	Dishwasher, Electric Range, Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2023
Date Sold	December 19th, 2023
Days on Market	28
Zoning	r3
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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