

\$484,900 - 112 Cobblestone Gate Sw, Airdrie

MLS® #A2105752

\$484,900

3 Bedroom, 3.00 Bathroom, 1,506 sqft
Residential on 0.04 Acres

Cobblestone, Airdrie, Alberta

Welcome to the TALO BY ROHIT COMMUNITIES. This home is a Middle Unit townhome with NO CONDO FEES! The floor plan is BRIGHT & OPEN with 3 Bedrooms & 2.5 bathrooms located 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 palette NEOCLASSICAL REVIVAL described as truly timeless, this Designer Interior pays homage to historical and architectural design elements, celebrating the highest standard in luxury and taste. See attached brochure showing all the great designer selections. With the new overpass open from HWY 2 this community has fantastic in & out access for commuters. There is a future school site as well as future connectivity to Chinook Winds park to look forward to & for now you can enjoy the tennis courts/basketball courts that are already completed! As you approach this beautifully designed Rohit Home, you will notice the attractive curb appeal. This home comes with a rear parking pad (14'x22'). 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 nicely appointed 4 piece main bathroom 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 completes the second floor layout. The unfinished basement comes with a 3 piece rough-in and 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 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 2024

Essential Information

MLS® #	A2105752
Price	\$484,900
Sold Price	\$484,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,506
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	112 Cobblestone Gate Sw
Subdivision	Cobblestone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J8

Amenities

Amenities	Racquet Courts
Parking Spaces	1
Parking	Parking Pad

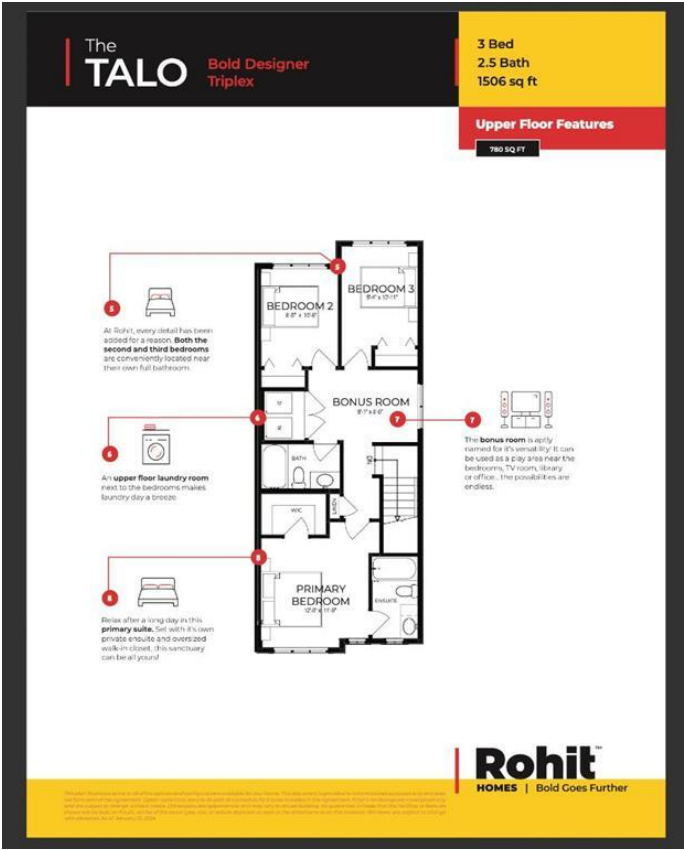
Interior

Interior Features	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information



Date Listed	February 8th, 2024
Date Sold	March 24th, 2024
Days on Market	45
Zoning	R2-T Townhouse Residentia
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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