



GRASSROOTS
REALTY GROUP

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934 Cobblemore Common SW
Airdrie, Alberta

MLS # A2265943



\$630,000

Division:	Cobblestone Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,408 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating: Forced Air

Floors: Ceramic Tile, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1-L0

Utilities: -

Inclusions: na

Discover the epitome of luxury and comfort in this stunning 2-story home nestled in the sought-after Cobblestone community of Airdrie. This meticulously designed residence offers 4 bedrooms and 3.5 bathrooms, spread across 3 levels, providing ample space for family living and entertaining. Upon entering, you are greeted by the elegance of luxury vinyl flooring that flows seamlessly throughout the main floor. The inviting family room, anchored by a cozy fireplace, sets the stage for warm gatherings. Adjacent to the family room, the elegant dining area is perfect for hosting dinners. A conveniently located half bath on this level adds to the home's practicality. The heart of the home, the kitchen, is a chef's delight, featuring quartz countertops, high-end stainless steel appliances, and a large island that serves as a focal point for meal preparation and casual dining. The kitchen's design effortlessly connects to the outdoors through a back door leading to a spacious deck. This outdoor oasis overlooks a fully landscaped yard and the double detached garage, offering a perfect setting for summer barbecues and relaxation. Ascend to the upper level to find a dedicated laundry area, enhancing the home's convenience. Two spacious bedrooms with ample closet space and a well-appointed 4-piece bath cater to family needs. The primary bedroom is a true retreat, boasting a walk-in closet and an ensuite with double sinks and a spacious shower, designed for relaxation and rejuvenation. The fully developed basement adds significant value to this home, featuring a cozy family room ideal for movie nights or quiet evenings, an additional bedroom for guests or family, and a 3-piece bathroom, completing this level as a perfect retreat. This move-in ready home is strategically located in Cobblestone, offering easy access to top-rated schools, shopping, and dining options, making it an ideal choice for

families looking for both luxury and convenience.