



**GRASSROOTS**  
REALTY GROUP

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**934 Cobblemore Common SW  
Airdrie, Alberta**

**MLS # A2275495**



**\$610,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-L0
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** na

Welcome to luxury living in the highly sought-after Cobblestone community of Airdrie! This beautifully designed, air-conditioned 2-storey home offers the perfect blend of style, comfort, and functionality, featuring 4 bedrooms, 3.5 bathrooms, and a fully finished basement—providing exceptional space for families and entertaining alike. Step inside to discover durable luxury vinyl plank flooring flowing throughout the main level, complemented by a warm and inviting living room centered around a cozy fireplace—perfect for relaxing evenings. The adjacent dining area is ideal for hosting family dinners and gatherings, while the conveniently located main-floor powder room adds everyday practicality. At the heart of the home is a stunning chef-inspired kitchen featuring quartz countertops, high-end stainless steel appliances, and a large central island that doubles as the perfect spot for meal prep, casual dining, and entertaining. Step out the back door onto your spacious deck, overlooking a fully landscaped yard and your double detached garage—ideal for summer BBQs and outdoor enjoyment. Upstairs, you’ll appreciate the convenience of upper-floor laundry, along with two generously sized bedrooms, a full 4-piece bathroom, and a spacious primary retreat. The primary bedroom offers a walk-in closet and a stylish ensuite complete with double sinks and a large walk-in shower—your perfect private escape. The fully developed basement adds even more versatile living space, featuring a comfortable family room, an additional bedroom (perfect for guests, a home office, or teens), and a 3-piece bathroom—creating an ideal lower-level retreat. Located in Cobblestone, this move-in ready home is close to excellent schools, parks, shopping, restaurants, and all the amenities Airdrie has to

offer. A true standout that checks every box&mdash;don&rsquo;t miss your chance to call this one home!