



**1090 Cobblestone Boulevard SW
Airdrie, Alberta**

MLS # A2279267



\$514,900

Division:	Cobblestone Creek		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,639 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub		

Inclusions: none

Have a look at this great family home, the Hudson by Rohit, featuring 9' ceilings (Main floor), 3 bedrooms, 3.5 baths including a beautiful 5-piece double sink ensuite with soaker and separate shower. The main floor features a large living room, office/den and upgraded kitchen with large island with stone counter tops. This home also comes complete with A/C, window coverings and a large double detached garage. With 1640 square feet of above grade living and endless potential in the 685 sq feet of undeveloped basement this home screams opportunity. You don't have to wait for a new one to be built, this one is available in 30 days the best part & NO CONDO FEES. Call now to book your private tour.