



**854 Cobblefield Manor SW  
Airdrie, Alberta**

**MLS # A2299112**

**\$719,900**



<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,067 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

2024 New Built Home | BRIGHT & SPACIOUS | MODERN OPEN CONCEPT | 9 feet Ceiling on main Floor | 4 BEDS & 2.5 BATHS | DEN/OFFICE/Room on Main floor | DOUBLE ATTACHED GARAGE | 2067.02 SQ FT of living space ... The list is endless. Welcome to 854 Cobblefield Manor SW, Airdrie. Serene and picturesque, this new southwest Airdrie community is family-friendly and offers a network of parks, pathways, and recreational amenities. Walking distance to the newly opened pickleball courts and Chinook Winds Park. This stunning 2-story home features an open floor plan, giving the house a grand feeling. Bright and spacious main floor features a kitchen, dining room, and living room with large windows and a back door, which lets in plenty of sunlight. There is a den/office/room which can be used as a bedroom if needed. The elegant kitchen features a large center island, quartz countertops, stainless steel appliances, and ample storage space. The upper level includes a primary bedroom with a 5pc ensuite and a walk-in closet. There are also two other good-sized bedrooms with their own walk-in closets. Adding to the list is a family/Bonus room with a large window for sunlight on the upper floor. The enormous basement is unfinished, leaving it to your imagination and ideas, and has a separate entrance. A must-see home.... Please call your realtor and book your showing. Thanks!