



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

70 Cobbleridge Place SW
Airdrie, Alberta

MLS # A2207378



\$749,900

Division:	Cobblestone Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,048 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Street Lighting, Views		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

Welcome to your stunning BRAND-NEW HOME with top of the line upgrades nestled in the highly sought-after community of COBBLESTONE CREEK, offers unparalleled convenience and comfort. Boasting a prime location and loaded with upgrades this home emanates what matters most as it's designed for ultimate entertaining. Key Features include CONVENTIONAL/TRADITIONAL LOT, FULLY FINISHED BASEMENT WITH 9FT CEILINGS AND SIDE ENTRANCE ideal for additional living or entertainment space, DOUBLE ATTACHED GARAGE, PREMIUM APPLIANCE PACKAGE (LEVEL 1) ensuring both style and reliability with 3 YEARS EXTENDED WARRANTY offering extra peace of mind, SMART HOME PACKAGE as this home will be equipped with smart technology features to control various systems remotely once connected to Wi-Fi, 2 SETS OF WASHER/DRYER one for each level, adding convenience for larger households, DUAL ZONE FURNACE offering Zoned heating for greater comfort, allowing independent temperature control for both the main floor and basement. Upon entering, this home greets you with luxurious vinyl plank flooring, an inviting open floor plan, and an abundance of natural sunlight that fills every corner. The main floor features a spacious DEN/FLEX ROOM, ideal for a home office, perfect for those who work remotely. A generous living room, complete with a centered fireplace, creates a cozy space for relaxing on cool winter evenings. This seamlessly flows into a stunning open-plan CHEF'S DREAM KITCHEN, highlighted by beautiful cabinetry, a BUILT-IN APPLIANCE PACKAGE, and elegant pot lights that enhance the space's sophistication. A convenient nook area makes meal prep and entertaining a breeze. The adjoining dining area is complemented by an adjacent door leading to the backyard,

featuring a GAS BBQ line—creating the perfect spot for family gatherings, barbecues, and year-round relaxation. The upper floor boasts an incredible MASTER BEDROOM with a luxurious 5-piece ENSUITE and a spacious WALK-IN CLOSET. Two additional generously sized BEDROOMS share a full family bathroom. The upper level also features a convenient LAUNDRY ROOM and a cozy FAMILY ROOM, completing this thoughtful layout. LOWER LEVEL is accessible through SEPARATE SIDE ENTRANCE offers two spacious BEDROOMS, full bathroom, STACKED WASHER/DRYER and rough-ins for future kitchen/wet-bar option. To top it all off, the home includes a DOUBLE ATTACHED GARAGE, perfectly fulfilling all your parking needs. There’s so much more to discover in this beautiful home, which serves as your gateway to the ultimate lifestyle. With a practical layout that fulfills all your wants and dreams, it’s ideally located close to all the amenities you need. Embrace the opportunity to make this exceptional home yours and experience the unparalleled beauty and recreation that comes with living in this spectacular community. Don't miss the chance to make this home yours – schedule a showing with your favorite realtor today before it's gone!