



GRASSROOTS
REALTY GROUP

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854 Cobblefield Manor SW
Airdrie, Alberta

MLS # A2299112

\$699,000



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

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