



GRASSROOTS
REALTY GROUP

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241 Cobblestone Gate SW
Airdrie, Alberta

MLS # A2303844



\$459,900

Division:	Cobblestone Creek		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,139 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

IMMEDIATE POSSESSION. The "Troon" model, townhome by Master Builder, Douglas Homes Ltd. DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. 3 bedroom, 2 storey, 9ft ceilings on the main with 8ft doors, upsized and higher windows, hardwood floor throughout the main floor, tile floors in bathrooms, upgraded 42" soft close cabinets, quartz countertops, wood/metal spindle railings. Upgraded plumbing and light fixtures, stainless steel fridge, dishwasher, over the range microwave/hoodfan, and glass top, self cleaning electric range. Recent \$20,000 incentive reduction applied. washer, dryer included as per "Remarkable Summer Package" promo