



GRASSROOTS
REALTY GROUP

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2085 Cobblespring Avenue SW
Airdrie, Alberta

MLS # A2310733



\$539,900

Division:	Cobblestone Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,552 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	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:	r2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions:	n/a
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"UNDER CONSTRUCTION""UNDER CONSTRUCTION" "The "Canberra" by award winning Master Builder, Douglas Homes Ltd. 3 bedroom, 2 1/2 bath, 2 storey 1/2 duplex, WITH SIDE ENTRY TO BASEMENT . Loaded with upgrades, including 9ft main floor, with 8ft doors, hardwood floor throughout the main level, quartz counter tops and bathroom vanities, upgraded 42 inch, soft close cabinetry, electric fireplace, upgraded plumbing and light fixtures. Includes stainless steel fridge, dishwasher, over the range microwave/hoodfan, and glass top, self cleaning electric range. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY.