



GRASSROOTS
REALTY GROUP

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1171 Cobblestone Boulevard SW
Airdrie, Alberta

MLS # A2323377



\$534,900

Division:	Cobblestone Creek		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,341 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 Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, 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

"The Hamilton" by award winning Master Builder, Douglas Homes Ltd. END UNIT, SIDE ENTRY TO BASEMENT, Just under 1300 sq.ft. of gorgeous, upgraded living. Main floor features 2pc powder room, 9ft ceilings, 8ft doors, quartz countertops, upgraded 42 inch, soft closes cabinetry, hardwood floor throughout the main floor, upgraded plumbing and light fixtures. Stainless steel fridge, dishwasher, over the range microwave/hoodfan, and glass top, self cleaning electric range. Upstairs, you'll find 3 bedrooms, including the spacious principal bedroom with 3 pce ensuite, with walk in shower, tile floors. 2 secondary bedrooms, and a 4 pce bath. Nothing for you to do as the landscaping is complete, with a FENCED, in back yard, DECK and 20 x 20 DOUBLE DETACHED GARAGE. What a great complete package, ready for QUICK POSSESSION.