

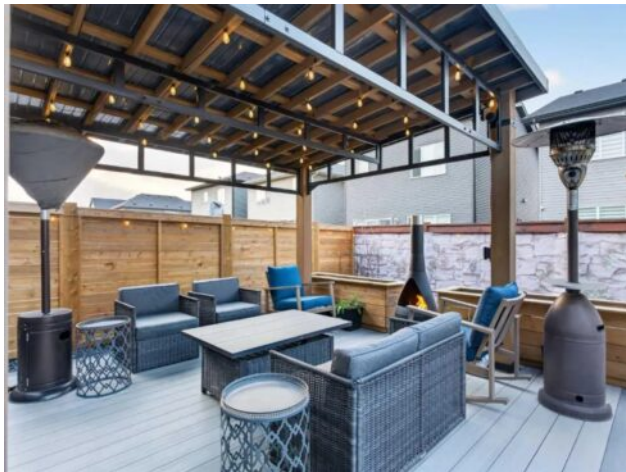


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

846 Cobblefield Manor SW
Airdrie, Alberta

MLS # A2339306



\$900,000

Division:	Cobblestone Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,624 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions:	na
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Welcome to this impressive two-storey home in the desirable Airdrie community of Cobblestone Creek, offering a functional layout, stylish finishes and plenty of room for the entire family. The main floor features luxury vinyl plank flooring throughout, a versatile office/den, and a spacious living room centred around a cozy electric fireplace. The well-appointed kitchen offers plenty of workspace and storage, along with the added convenience of a separate spice kitchen—perfect for everyday cooking and entertaining. A 3-piece bathroom on the main floor adds even more flexibility to the layout. Upstairs you'll find four bedrooms plus a spacious bonus room. The primary retreat features a beautiful 5-piece ensuite and an oversized walk-in closet, while three additional bedrooms provide plenty of space for family, guests or another home office. The undeveloped basement is ready for your future ideas, providing the opportunity to add even more living space. Outside, enjoy a low-maintenance backyard designed for relaxing and entertaining, complete with a deck and dedicated firepit area. The home also features central air conditioning to keep you comfortable through the summer months, along with a double attached garage for added parking and storage. Located in Cobblestone Creek, this home offers an excellent combination of space, comfort and functionality. Four bedrooms upstairs, central A/C, spice kitchen, main-floor office, 3-piece main-floor bath, bonus room, double attached garage and room to grow in the undeveloped basement—this home checks a lot of boxes.