

**934 Cobblemore Common SW**  
**Airdrie, Alberta**

**MLS # A2291629**



**\$585,000**

<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-L0
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** na

Welcome to luxury living in the highly desirable Cobblestone community of Airdrie, where modern design meets everyday comfort. This beautifully maintained air-conditioned two-storey home offers 4 bedrooms, 3.5 bathrooms, and a fully finished basement, providing exceptional space for families, entertaining, and growing households. Step inside to discover durable luxury vinyl plank flooring flowing throughout the main level, creating a warm and cohesive feel. The inviting living room is centered around a cozy fireplace, perfect for relaxing evenings or gathering with family and friends. The adjacent dining area offers the ideal setting for hosting dinners and special occasions, while a convenient main-floor powder room adds everyday functionality. At the heart of the home is the chef-inspired kitchen, featuring quartz countertops, high-end stainless steel appliances, and a large central island perfect for meal prep, casual dining, and entertaining. Just off the kitchen, step outside to your spacious deck overlooking a fully landscaped yard and double detached garage an ideal setup for summer BBQs and outdoor gatherings. Upstairs, enjoy the convenience of upper-floor laundry, along with two generously sized bedrooms, a full 4-piece bathroom, and a spacious primary retreat. The primary suite features a walk-in closet and a stylish ensuite complete with double sinks and a large walk-in shower, creating a comfortable and private space to unwind. The fully finished basement expands your living space even further with a large family room, an additional bedroom perfect for guests or a home office, and a 3-piece bathroom, making it an ideal lower-level retreat. Located in the vibrant Cobblestone community, residents enjoy close access to parks, schools, shopping, restaurants, and the brand new community pickleball courts, offering a fantastic lifestyle for active families and outdoor

enthusiasts. This move-in ready home checks every box style, space, and an unbeatable location. Don't miss your opportunity to call this exceptional property home.