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2002 Cobblebrook Crescent SW Airdrie, Alberta

MLS # A2343644



$599,900

Division:	Cobblestone Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,740 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: NA

PRICE CHANGE !! FIRST TIME BUYERS may qualify for the new GST REBATE PROGRAM. This gorgeous half duplex—THE COHEN by Excel Homes—is loaded w/upgrades, high end finishings & ready for quick possession. Perfectly situated in Airdries COBBLESTONE CREEK, residents can find sanctuary in Cobblestone's network of parks, paths & recreational amenities - with direct access & pathway connections to amazing Chinook Winds Regional Park & across the street from Airdries new rec Centre - tennis, pickleball & basketball courts - so many options to say active & socialize! Nearby schools have you covered from K to 9. Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1740 SF above grade, DOUBLE DETACHED GARAGE (22 X 20), and a private SEPARATE ENTRANCE. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef-quality kitchen stands as the heart of the home, equipped with ceiling-height cabinets, two banks of pot/pan drawers, and upgraded stainless steel appliances, including chimney fan and built-in microwave. The expansive engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. The main floor also uniquely features a 4th bedroom & a full bathroom. Metal railings lead to the second level where leisure meets luxury in the large central bonus room featuring vaulted ceilings & pot lighting — ideal for movie nights and family gatherings. The primary bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite with dual sink & stone

vanity tops. Additionally, two more generously sized bedrooms provide ample space and easy access to the main bathroom. The convenience continues with a laundry room strategically located on the same floor. The possibilities extend into the UNDEVELOPED basement W/SEPERATE SIDE ENTRY. The basement has been drywalled, electrical and rough in's for washer/dryer, bathroom & kitchen. This is a certified BUILT GREEN HOME WITH PLATINUM RATING. This home comes with all the built green features that makes Excel Homes a wise choice. Front yard sod is included. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable.

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