

1090 Cobblestone Boulevard SW  
Airdrie, Alberta

MLS # A2279267



**\$514,900**

<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,639 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub		

**Inclusions:** none

Have a look at this great family home, the Hudson by Rohit, featuring 9' ceilings (Main floor), 3 bedrooms, 3.5 baths including a beautiful 5-piece double sink ensuite with soaker and separate shower. The main floor features a large living room, office/den and upgraded kitchen with large island with stone counter tops. This home also comes complete with A/C, window coverings and a large double detached garage. With 1640 square feet of above grade living and endless potential in the 685 sq feet of undeveloped basement this home screams opportunity. You don't have to wait for a new one to be built, this one is available in 30 days the best part &ldquo;NO CONDO FEES&rdquo;. Call now to book your private tour.