

# \$589,000 - 452 Creekrun Crescent Sw, Airdrie

MLS® #A2227652

**\$589,000**

4 Bedroom, 3.00 Bathroom, 1,709 sqft

Residential on 0.07 Acres

Cobblestone., Airdrie, Alberta

Step into this beautifully built home by Shane Homes designed with 4-bedrooms, 3-bathrooms and ideally located in the emerging southwest community of Cobblestone. Developed by the reputable Melcor, this vibrant community blends modern living with future-forward infrastructure—offering exceptional commuter convenience via the upcoming HWY 2 overpass and planned 40th Avenue connection. Beyond its curb appeal and conventional lot placement, the home unfolds with a thoughtful and versatile layout. A spacious foyer welcomes you with warmth and function, immediately leading to a main-floor bedroom and full bathroom—perfect for guests, aging parents, or a private home office. At the centre of the home, the open-concept main living area exudes contemporary charm. Wide-plank luxury laminate floors flow seamlessly into a sophisticated kitchen featuring striking two-tone cabinetry, full-height uppers, quartz countertops, designer tile backsplash, and stainless steel appliances. A generous island invites casual meals and conversation, while the walk-in pantry ensures everyday practicality. The bright dining space opens directly to the backyard, while the living room—™s airy ambiance makes it ideal for both relaxing and entertaining. Upstairs, you—™ll find two generously sized bedrooms—™ each with ample closet space—™ a stylish four-piece bath, and a



convenient laundry area. Tucked at the back of the home, the primary bedroom offers peaceful separation, complete with a spacious walk-in closet and a polished ensuite with quartz counters and elegant fixtures. The lower level presents outstanding potential, with a private side entrance and rough-in plumbing for a future bathroom, making it ideal for additional living space. The back yard includes a 20 x 22 poured concrete garage pad and the front yard has sod landscaping. With future green spaces, schools, and pathways connecting to Chinook Winds Park, Cobblestone offers a lifestyle that's as convenient as it is connected. Don't miss your opportunity to own a stylish, move-in-ready home in one of Airdrie's most promising new developments.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227652    |
| Price          | \$589,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,709       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 452 Creekrun Crescent Sw |
| Subdivision | Cobblestone.             |
| City        | Airdrie                  |
| County      | Airdrie                  |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4B 5J9 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | None                                  |
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator                                                                                              |
| Heating           | Forced Air, Natural Gas, High Efficiency, Make-up Air                                                                                                            |
| Cooling           | None                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                 |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                 |
| Lot Description   | Back Lane, Back Yard, Level, Rectangular Lot, Lawn                                   |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding, Manufactured Floor Joist, Silent Floor Joists |
| Foundation        | Poured Concrete                                                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 80             |
| Zoning         | R2             |
| HOA Fees       | 152            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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