



THE
A-TEAM

**RE/MAX
FIRST**

614 CREEKMILL Court, Airdrie T4B 5J8

MLS® #: **A2120558**

Area: **Cobblestone Creek**

Listing Date: **04/09/24**

List Price: **\$790,650**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2021**
Lot Information
Lot Sz Ar: **4,321 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,253**
Low Sqft:
Ttl Sqft: **2,253**

DOM

41
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Corner Lot, Front Yard, Irregular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction:
Stone, Vinyl Siding, Wood Frame
Flooring:
Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator**
Int Feat: **Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Solar Tube(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`9" x 12`0"
Living Room	Main	10`6" x 15`4"
2pc Bathroom	Main	
Bedroom	Upper	10`0" x 10`2"
Bonus Room	Upper	11`5" x 14`5"
5pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	12`5" x 9`10"
Den	Main	11`3" x 9`8"
Bedroom - Primary	Upper	12`1" x 15`6"
Bedroom	Upper	14`2" x 12`0"
Laundry	Upper	6`0" x 8`0"
4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

2111568

Remarks

Pub Rmks: **Cobblestone Creek - 614 Creekmills Court SW: Welcome to this Sovanna II CURRENT Showhome built by Shane Homes in the new Airdrie community of Cobblestone Creek. This home is situated on a corner lot with 2,253 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached double-car garage. The main floor features an upgraded kitchen with central island with seating, stainless steel appliances including cooktop, built-in microwave and oven and custom chimney hood fan; breakfast nook with leads to the deck and backyard; living room with electric fireplace with tile surround and floating hearth; lifestyle room, 2 pc powder room and spacious mudroom with bench. The upper level features a large primary bedroom with dual walk-in closet with built-in shelving, 5 pc ensuite with soaker tub, make-up vanity, dual sinks, and tiled shower with niche; 2 additional bedrooms - one with a walk-in closet; vaulted central bonus room, laundry room with folding counter and shelves for linen storage; 4 pc main bathroom. The lower level basement remains unspoiled. Located in Cobblestone Creek, it is home to future schools, picnic spaces, and ample green spaces and provides a short commute to QE II or into Calgary. Call for more info!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





