



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**693 CREEKMILL Court, Airdrie T4B 5L3**

MLS®#: **A2141698**      Area: **Cobblestone Creek**      Listing Date: **06/15/24**      List Price: **\$829,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,385**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,569 sqft**      Ttl Sqft: **2,385**  
 Lot Shape:

DOM

**12**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Street Lighting,Private,Rectangular Lot**

Park Feat:

**Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Entrance,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bathroom Rough-in,French Door,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Separate Entrance,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	10`5" x 9`1"	Living/Dining Room Combination	Main	22`11" x 10`0"
Entrance	Main	10`1" x 4`5"	2pc Bathroom	Main	4`10" x 4`11"
Mud Room	Main	7`0" x 7`11"	Pantry	Main	7`3" x 7`2"
Kitchen With Eating Area	Main	9`11" x 16`3"	Other	Main	9`7" x 9`7"
Family Room	Second	17`0" x 12`6"	Bedroom - Primary	Second	14`8" x 13`0"
Walk-In Closet	Second	6`5" x 5`9"	5pc Ensuite bath	Second	10`0" x 9`4"
Laundry	Second	8`9" x 5`11"	Bedroom	Second	10`0" x 11`9"

**Bedroom** Second 12`6" x 8`10"  
**4pc Bathroom** Second 8`8" x 4`11"  
**Walk-In Closet** Second 4`10" x 5`0"  
**Game Room** Lower 34`6" x 21`5"

**Bedroom** Second 12`6" x 8`9"  
**Walk-In Closet** Second 4`3" x 5`0"  
**Furnace/Utility Room** Lower 10`1" x 9`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: 2211429

Zoning:  
**R1-U**

Remarks

Pub Rmks: **DON'T MISS OUT on a CHANCE to OWN this 2-STOREY NEWLY BUILT HOME called " EMERALD " by SHANE HOMES a TRUSTED and AWARD-WINNING Home Builder in Canada ! Everything in this beautiful home has been THOUGHTFULLY DESIGNED to create a PERFECT BLEND of LUXURIOUS FINISHES and a PRACTICAL LAYOUT. The house BACKS onto a " HUGE GREEN SPACE " and offers almost " 2,400 SQ FEET " of FINISHED AREA, with ~~ 4 BEDROOMS ~~ 1 BONUS ROOM | CENTRAL LIFESTYLE ROOM on the main that can be personalized to SUIT your LIFESTYLE + 2.5 baths and also FEATURES a SIDE DOOR ENTRANCE to the unfinished basement where you can build a " BASEMENT SUITE " to Generate INCOME to subsidize the mortgage or for Airbnb use or AWAITS your CREATIVITY or DESIGN. As you step inside, you will be greeted by a BRIGHT and SPACIOUS living room that comes with a GAS FIREPLACE that is OPEN to THE NOOK, providing a COZY ATMOSPHERE for family gatherings. The OPEN-CONCEPT Design leads you to a GORGEOUS and UPGRADED KITCHEN EQUIPPED with UPGRADED STAINLESS STEEL APPLIANCES that will make COOKING a BREEZE plus an EXTENSION ROOM that can turn into a " SPICE KITCHEN " is BiG BONUS, Beautiful BRIGHT CABINETRY with a FULL TILE BACKSPLASH, ENDLESS QUARTZ COUNTERTOPS, a SPACIOUS ISLAND, a BUILT-IN MICROWAVE and BUILT-IN STOVE complete this STUNNING KITCHEN. All that is left to do is to MOVE IN and ENJOY this ELEGANT, and MODERN HOME ! The dining space easily ACCOMMODATES LARGE FAMILY GATHERINGS and PROVIDES DOOR ACCESS to the GOOD-SIZED DECK with VIEWS of the HUGE green space, PERFECT FOR RELAXATION, Hosting BBQs, ENTERTAINMENT, and for kids to play. After a long day at work, UNWIND in the COMFORT of the SPACIOUS BONUS AREA UPSTAIRS. This beautiful Home comes with " FOUR GENEROUSLY SIZED BEDROOMS Upstairs with WALK-IN CLOSETS, and everyone in your family will have their own PERSONAL OASIS. The UPGRADED MASTER ENSUITE bathroom is PERFECT for UNWINDING after a long day + The Upper Level also FEATURES a CONVENIENTLY LOCATED LAUNDRY PAIR. PLENTY OF SPACE FOR THE ENTIRE FAMILY. This is the perfect property YOU HAVE BEEN WAITING FOR, offering the lifestyle you DESERVE. CALL NOW and schedule your PRIVATE SHOWING BEFORE it'S GONE !!!**

Inclusions: N/A  
 Property Listed By: MaxWell Canyon Creek

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













