



THE
A-TEAM

**RE/MAX
FIRST**

662 CREEKMILL Court, Airdrie T4B 5J8

MLS®#: **A2162601** Area: **Cobblestone Creek** Listing Date: **09/05/24** List Price: **\$899,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,788 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,549**
 Low Sqft:
 Ttl Sqft: **2,549**

DOM
76
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	6`5" x 11`10"	Office	Main	13`7" x 8`6"
Pantry	Main	7`10" x 5`9"	2pc Bathroom	Main	5`3" x 4`11"
Kitchen	Main	9`3" x 14`10"	Living Room	Main	16`9" x 13`3"
Dining Room	Main	9`7" x 11`7"	Bonus Room	Second	18`4" x 18`7"
Laundry	Second	6`7" x 8`1"	Bedroom - Primary	Second	15`4" x 12`9"

Walk-In Closet	Second	4`11" x 11`9"	5pc Ensuite bath	Second	10`0" x 11`8"
Bedroom	Second	11`8" x 10`4"	Bedroom	Second	12`9" x 14`0"
Bedroom	Second	10`0" x 10`8"	4pc Bathroom	Second	4`11" x 10`7"
Storage	Basement	12`8" x 5`9"	Furnace/Utility Room	Basement	13`4" x 13`3"
4pc Bathroom	Basement	7`10" x 4`11"	Kitchen	Basement	12`7" x 13`3"
Living Room	Basement	12`5" x 13`4"	Bedroom	Basement	8`10" x 10`0"
Bedroom	Basement	10`8" x 9`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R1-U**
 Legal Desc: **2211429**

Remarks

Pub Rmks: **MOVE IN READY! BRAND NEW HOME BY EXCEL HOMES in the Cobblestone Community. 6 bedrooms | 3.5 bathrooms | 10 ft.High ceiling | 8ft. Doors | Big windows | Painted upgraded luxury kitchen with Stainless steel appliances | Main floor office with French doors | Electric fireplace | Tile-work around the house | Under-cabinet lighting. Welcome to Cobblestone Creek, a brand new community. The moment you enter the home, you will be fascinated by the high 10ft ceiling walking through open to below hallway. Future REC centre coming in the community. There is a pickle ball, basketball, and a tennis court across the house for the community use. ONE of a kind HOUSE! Book your showing today!**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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













