



THE
A-TEAM

**RE/MAX
FIRST**

596 CREEKMILL Court, Airdrie T4B 5J8

MLS®#: **A2166571** Area: **Cobblestone Creek** Listing Date: **09/19/24** List Price: **\$790,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,568 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,382**
 Low Sqft:
 Ttl Sqft: **2,382**

DOM

0
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Interior Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`11" x 14`6"	Kitchen	Main	12`9" x 9`11"
Dining Room	Main	9`11" x 10`0"	Den	Main	10`5" x 9`1"
2pc Bathroom	Main		Bedroom - Primary	Upper	12`11" x 14`8"
5pc Ensuite bath	Upper		Bedroom	Upper	8`9" x 12`6"
Bedroom	Upper	8`9" x 12`6"	Bedroom	Upper	9`11" x 11`9"

**Bonus Room
Laundry**

**Upper
Upper**

**9`1" x 12`6"
6`3" x 9`7"**

4pc Bathroom

Upper

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0

Zoning:

R1-U

Remarks

Pub Rmks:

Cobblestone Creek - 596 Creekmill Court SW: Excellent PRE-CONSTRUCTION opportunity to FULLY CUSTOMIZE your dream home in Airdrie. Welcome to this popular Emerald model built by Shane Homes featuring 2,382 sqft with 4 bedrooms, 2.5 bathrooms, and an attached double car garage. The open main floor features luxury vinyl plank throughout, a spacious kitchen with stainless steel appliances including a built-in oven, microwave, cooktop, chimney hood fan, an island with room for seating, an eating nook with sliding patio doors, and a walkthrough butler's pantry that leads to the mudroom. The kitchen and nook are open to the living room, which features an electric fireplace with a floating hearth. You will also find a den large enough to be used as a bedroom and a 2 pc powder room with a pedestal sink. The upper level features a primary bedroom with a walk-in closet, a 5 pc ensuite with a separate soaker tub, a walk-in shower, dual undermount sinks, and a separate toilet with a door. There are 3 additional bedrooms - 2 bedrooms with walk-in closets, a large, central family room, a 4 pc main bathroom, and a separate laundry room. The lower level remains unspoiled with rough-in for a wet bar and laundry, and upgrades such as a separate side entry and a 9' basement foundation. This home offers the super kitchen layout which offers additional square footage and appliance allowance and the upgraded ensuite layout. Cobblestone Creek, one of Airdrie's newest communities which will be home to future schools, picnic spaces, and plenty of green spaces all within a short commute to the 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