



THE
A-TEAM

**RE/MAX
FIRST**

596 CREEKMILL Court, Airdrie T4B 5J8

MLS® #: **A2166571** Area: **Cobblestone Creek** Listing Date: **09/19/24** List Price: **\$680,563**
 Status: **Active** County: **Airdrie** Change: **-\$109k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,644**
Lot Information Low Sqft:
 Lot Sz Ar: **3,568 sqft** Ttl Sqft: **1,644**
 Lot Shape:

DOM

62
Layout
 Beds: **3 (3)**
 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** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 12`10"	Kitchen	Main	10`9" x 9`5"
Dining Room	Main	11`0" x 8`3"	2pc Bathroom	Main	
Bedroom - Primary	Upper	12`0" x 13`0"	4pc Ensuite bath	Upper	
Bedroom	Upper	10`1" x 9`9"	Bedroom	Upper	10`1" x 9`9"
Bonus Room	Upper	12`11" x 10`8"	4pc Bathroom	Upper	

Laundry

Upper

4`0" x 4`6"

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 the Glenwood model built by Shane Homes featuring 1,644 sqft with 3 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, refrigerator, an island with room for seating, an eating nook with sliding patio doors, and a corner pantry. The kitchen and nook are open to the living room, which features an electric fireplace with a floating hearth. You will also find a 2 pc powder room with a pedestal sink and a spacious front entry and mud room both with closets. The upper level features a primary bedroom with a walk-in closet, a 4 pc ensuite with dual undermount sinks, a shower and a separate toilet with a door. There are 2 additional bedrooms, a large bonus room, a 4 pc main bathroom, and a separate stacked laundry. 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. 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. The builder now only requires a minimum of 5% deposit due at a firm sale. 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