



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**585 CREEKMILL Court, Airdrie T4B 5J8**

MLS®#: **A2180925**

Area: **Cobblestone Creek**

Listing Date: **11/27/24**

List Price: **\$684,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,456 sqft**  
Lot Shape:

Access:

Lot Feat: **City Lot,Cul-De-Sac,Front Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**24**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 12`3"</b>	<b>Nook</b>	<b>Main</b>	<b>11`0" x 9`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`0" x 11`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`8" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 11`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 10`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 10`1"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>12`0" x 11`4"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>14`0" x 6`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>14`0" x 6`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`3" x 9`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2412227

Zoning:  
**R-2**

Remarks

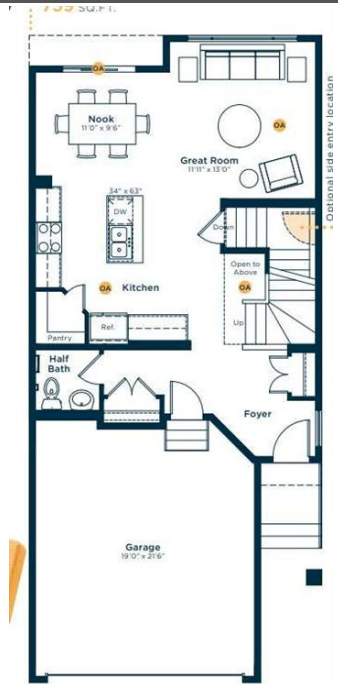
Pub Rmks:

**Welcome to The GRAYSON. A beautiful new home TO BE BUILT by EXCEL HOMES located on a SOUTH back yard lot on a quiet cul de sac! Anticipated possession is approx. 9 months from firm offer. Located in Airdries newest community of Cobblestone Creek! Cobblestone Creek offers state of the art Pickleball, tennis and basketball courts providing tons of recreational activities & access to outdoor courts, pathways etc. A pathway system connects to Chinook Winds Regional Par which offers splash park, skate park, toboggan hill & volleyball & ball diamonds. Lots of time to personalize your new home & choose your options! This home offers 1775 sf of well-designed living space. A bright and airy foyer leads you into the open main floor plan that boasts a large kitchen, dining nook & family room that overlooks your sunny south facing backyard! You'll have 9' knockdown ceilings - luxury vinyl plank flooring - stone countertops - gorgeous thermally infused cabinets for storage & lots of windows for optimal capture of natural daylight. The chef inspired kitchen features a great prep island for extra space & entertaining. Moving upstairs you'll find 3 generous bedrooms - bedrooms 2 & 3 are separated from the primary suite by a family sized bonus room. The primary suite offers a walk-in closet & spa like ensuite. Your laundry room & an additional family bathroom are located on this level. The option to add a developed basement for extra space is available. This home will be a "Built Green" home with solar conduit - Low E windows - Hi eff furnace - Heat recovery ventilator - EnerStar rated appliances - Smart Home Essentials and so much more.**

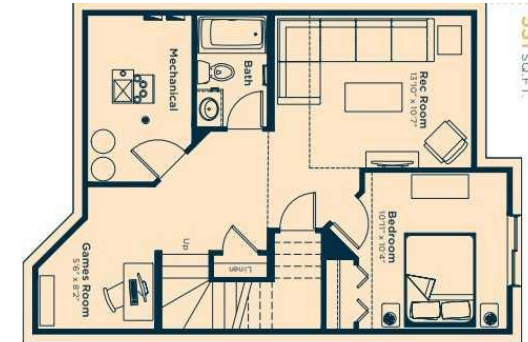
Inclusions:  
Property Listed By:

**None**  
**CIR Realty**

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



1016 SQ.FT.



531 SQ.FT.

Develop the basement below with an extra bedroom, rec room and bath.



COBBLESTONE CREEK  
QUIET CREEKSIDE LIVING



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- Legend
- Phasing Boundary
  - Phasing Sequence
  - Open Space
  - Environmental Reserve

**Cobblestone Creek**  
Phasing Plan



February 23, 2024