



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 Detached**
 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**

Finished Floor Area
 Abv Sqft: **1,775**
 Low Sqft:
 Ttl Sqft: **1,775**

DOM

106
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
Kitchen	Main	13`3" x 12`3"	Nook	Main	11`0" x 9`6"
Family Room	Main	13`0" x 11`11"	2pc Bathroom	Main	5`8" x 6`0"
Bedroom - Primary	Second	12`0" x 11`7"	Bedroom	Second	10`8" x 10`0"
Bedroom	Second	11`5" x 10`1"	Bonus Room	Second	12`0" x 11`4"
5pc Bathroom	Second	14`0" x 6`0"	4pc Ensuite bath	Second	14`0" x 6`0"
4pc Bathroom	Second	9`3" x 9`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2412227

Zoning:
R-2

Remarks

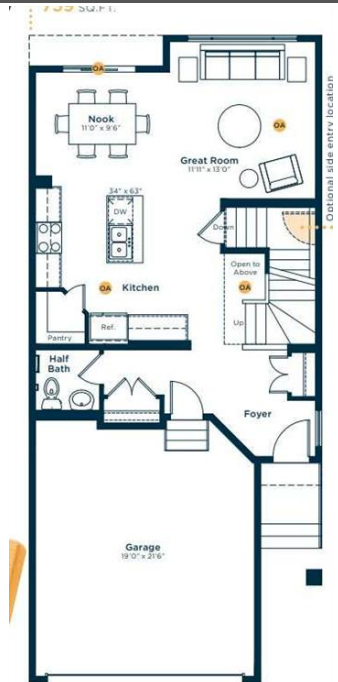
Pub Rmks:

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.

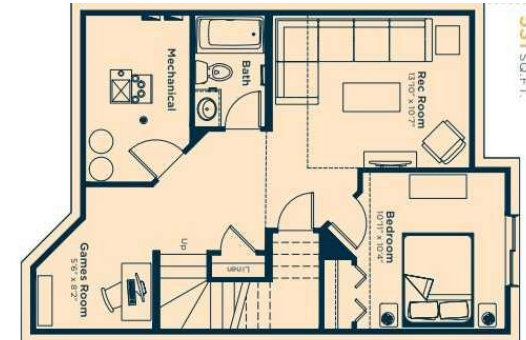
Inclusions:
Property Listed By:

None
CIR Realty

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



1016 SQ.FT.



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



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