



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**469 CREEKRUN Crescent, Airdrie T4B 5J9**

MLS®#: **A2183252** Area: **Cobblestone Creek** Listing Date: **12/12/24** List Price: **\$684,999**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2022** Abv Sqft: **1,656**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,788 sqft** Ttl Sqft: **1,656**  
 Lot Shape:

DOM

**9**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Front Yard,Landscaped**  
 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: Ext Feat: **Private Entrance,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 4`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 10`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`2" x 10`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`11" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 12`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`4" x 10`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`9" x 10`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`9" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`7" x 8`11"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>11`8" x 12`11"</b>
<b>Laundry</b>	<b>Basement</b>	<b>4`10" x 8`1"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`1"</b>

**Furnace/Utility Room**  
**Family Room**

**Basement**  
**Basement**

**7`2" x 8`3"**  
**11`8" x 10`5"**

**Kitchen**  
**Bedroom**  
Legal/Tax/Financial

**Basement**  
**Basement**

**2`6" x 8`1"**  
**12`1" x 10`7"**

Title:  
**Fee Simple**  
Legal Desc:

**2111568**

Zoning:  
**R1-U**

Remarks

Pub Rmks: **MOVE IN READY! BY SHANE HOMES in the Cobblestone Community. 5 bedrooms | 3.5 bathrooms | 9 ft. High ceiling | Big windows | Painted upgraded luxury kitchen with Stainless steel appliances | Electric fireplace | Tile-work around the house. Welcome to Cobblestone Creek, a brand new community. Future REC centre coming in the community. There is a pickle ball, basketball, and a tennis court across the house for the community use. Book your showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

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













