



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2184020**      Area: **Cobblestone Creek**      Listing Date: **12/18/24**      List Price: **\$555,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Airdrie**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,679 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Other**  
 Park Feat: **Single Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,466**  
 Low Sqft:  
 Ttl Sqft: **1,466**

DOM

**34**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Wood Frame**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 11`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 7`7"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`3" x 6`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`8" x 4`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`8" x 10`7"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`3" x 8`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 9`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`5" x 4`10"</b>	<b>Laundry</b>	<b>Second</b>	<b>5`3" x 3`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111568**

Zoning:  
**R2**

Remarks

Pub Rmks:

**Step into this captivating 2022-built Rohit home that's more than just a house—it's a masterpiece of style, comfort, and convenience. With 1441 sq. ft. of thoughtfully designed space, this 3-bedroom, 2.5-bathroom semi-detached home offers all the perks of new construction but with upgrades and customizations you won't find anywhere else. Located in the vibrant community of Cobblestone Creek, SW Airdrie, this home is perfectly situated close to parks, future schools, and planned amenities like an urgent care health center and 40th Avenue highway access. From the moment you enter, you'll be swept away by the bright and airy open-concept main floor. The chef-inspired kitchen boasts the top of the range appliances and a massive quartz island, offering unparalleled storage and functionality. The living and dining areas comes with large windows that flood the space with natural light. Upstairs, retreat to the spacious primary suite, complete with a walk-in closet and a serene 4-piece ensuite featuring quartz countertops and a window for natural light. Two additional bedrooms , a second 4-piece bathroom, a laundry room with stackable washer/dryer make this level ideal for both relaxation and productivity. The separate entrance basement is ready for your creativity while offering limitless potential. The single attached garage is a dream, with enough room to park your truck or SUV. With its ideal location and countless custom touches, this move-in-ready home offers a lifestyle that combines modern convenience with timeless charm. Don't miss your chance to own this incredible property—just move in and enjoy!**

Inclusions:  
Property Listed By:

**None**  
**URBAN-REALTY.ca**

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













