



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2189031**      Area: **Cobblestone Creek**      Listing Date: **01/20/25**      List Price: **\$715,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2022**      Abv Sqft: **1,954**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,444 sqft**      Ttl Sqft: **1,954**  
 Lot Shape:

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Central**      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s)**  
 Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 12`0"	Kitchen	Main	11`3" x 10`11"
Dining Room	Main	10`11" x 8`3"	Bedroom - Primary	Upper	15`1" x 12`1"
Bedroom	Upper	16`11" x 10`10"	Bedroom	Upper	11`2" x 10`3"
Bonus Room	Upper	12`2" x 10`1"	Office	Main	10`2" x 9`6"
3pc Bathroom	Main	8`6" x 5`5"	4pc Bathroom	Upper	8`7" x 4`11"
4pc Bathroom	Upper	12`0" x 10`4"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111568**

Zoning:  
**R1-U**

Remarks

Pub Rmks: **3-Bedrooms | 3- full Bathrooms | 1- Main Floor Flex/Bedroom | Main Floor Full wash room( Perfect for family who has old family member) | Upper Level Bonus Area | Upper Level Laundry Room | This stunning 2-storey, 2022 built family home is located in the desirable community of Cobblestone Creek. A very bright living room experiencing you an open concept feeling with 9FT ceiling, LOTS OF WINDOWS AND POT LIGHTS. Big Dinning Area, open concept kitchen, comes with built in microwave, quartz counter tops & Centre stylish island with Ceiling Height Extended Kitchen Cabinets along with beautiful lights creating soothing & cozy impact. At Upper Level, you will find HUGE BONUS ROOM. Here you are also greeted with three generously sized BED ROOMS with wash rooms. Call your favourite realtor to book the showing! Right now owner put the washer and dryer in the basement, but there is connection for washer and dryer on upper floor which is convert into a prayer room.**

Inclusions: **None**  
Property Listed By: **Insta Realty**

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







