



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**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,444 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,954**

Low Sqft:

Ttl Sqft: **1,954**

DOM

**89**

Layout

Beds: **3 (3 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Rectangular Lot, Zero Lot Line**

**Double Garage Attached, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding**

Flooring:

**Carpet, Ceramic Tile, Vinyl Plank**

Water Source:

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

Legal/Tax/Financial

Title: <b>Fee Simple</b>	Zoning: <b>R1-U</b>	
Legal Desc:	<b>2111568</b>	Remarks
Pub Rmks:	<b>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 &amp; Centre stylish island with Ceiling Height Extended Kitchen Cabinets along with beautiful lights creating soothing &amp; 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.</b>	
Inclusions:	<b>None</b>	
Property Listed By:	<b>Insta Realty</b>	

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













