



THE
A-TEAM

**RE/MAX
FIRST**

475 CREEKRUN Crescent, Airdrie T4B 5J9

MLS®#: **A2197882** Area: **Cobblestone Creek** Listing Date: **02/27/25** List Price: **\$949,000**
 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: **2,827**
 Lot Information
 Lot Sz Ar: **3,791 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,827**

DOM

11
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Ext Feat: **Private Entrance, Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Electric Oven, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer**
 Int Feat: **Double Vanity, Granite Counters, No Animal Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|----------------------|-------------------------|---------------|-----------------------|
| 4pc Bathroom | Main | 6`3" x 9`2" | Bedroom | Main | 12`0" x 9`9" |
| Dining Room | Main | 12`2" x 9`8" | Foyer | Main | 5`7" x 6`5" |
| Kitchen | Main | 12`2" x 15`6" | Living Room | Main | 13`0" x 22`6" |
| Spice Kitchen | Main | 7`9" x 9`5" | 4pc Bathroom | Second | 11`4" x 5`5" |
| Bedroom - Primary | Second | 13`5" x 17`3" | 4pc Ensuite bath | Second | 5`0" x 10`6" |
| 5pc Ensuite bath | Second | 11`5" x 13`0" | Bedroom | Second | 11`6" x 10`11" |
| Bonus Room | Second | 13`2" x 20`1" | Laundry | Second | 9`4" x 6`6" |

Bedroom - Primary
Walk-In Closet
Storage
Bedroom

Second
Second
Basement
Second

13`2" x 20`1"
5`3" x 9`5"
8`2" x 7`7"
11`5" x 11`0"

Walk-In Closet
Walk-In Closet
Other

Second
Second
Basement

9`3" x 5`5"
5`11" x 3`9"
23`6" x 47`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111568

Zoning:
R1-U

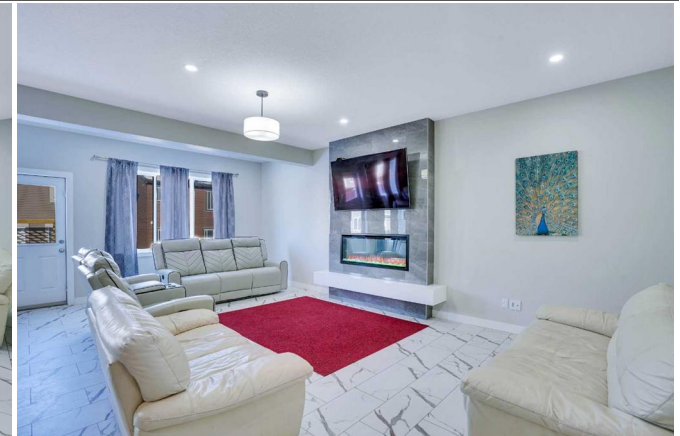
Remarks

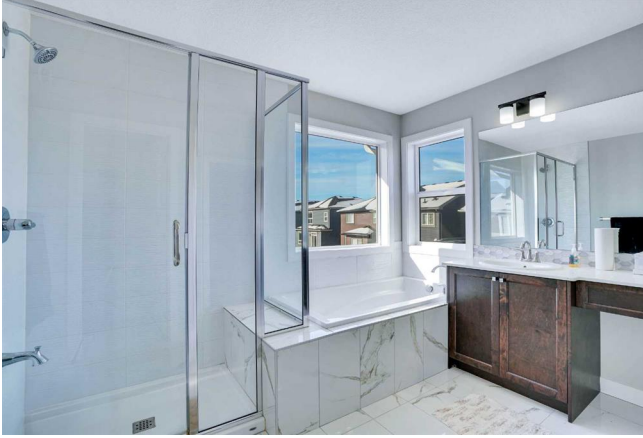
Pub Rmks: **STUNNING 5-BEDROOM, 4-BATHROOM HOME | 2828 SQFT | DOUBLE ATTACHED GARAGE | SPICE KITCHEN | BONUS ROOM | MAIN FLOOR BEDROOM & FULL BATH | SOUGHT-AFTER COBBLESTONE CREEK COMMUNITY! Welcome to 475 Creekrun Cres SW, Airdrie, an EXQUISITELY DESIGNED, 2022-built home that blends modern elegance with family functionality. Spanning an impressive 2828 SQFT of living space, this home is filled with thoughtful details, stylish finishes, and an intelligent layout perfect for today's families. MAIN FLOOR - SPACIOUS & INVITING MASSIVE LIVING ROOM with well mounted electric fireplace and large windows that flood the space with natural light, creating a bright and airy ambiance. CHEF'S DREAM KITCHEN featuring granite countertops, a large island, high-end built-in appliances, and an abundance of cabinetry for effortless organization. SUPER SPICE KITCHEN—a game-changer for home chefs, offering additional cooking space and storage. MAIN FLOOR BEDROOM & FULL BATHROOM—perfect for guests, elderly family members, or a private home office. FORMAL DINING AREA ideal for hosting memorable family gatherings. DOUBLE ATTACHED GARAGE (approx. 407 SQFT), providing ample parking and extra storage. ?? UPPER FLOOR - LUXURY & COMFORT LAVISH PRIMARY SUITE—a spacious retreat featuring a 5-PIECE ENSUITE with a soaking tub, glass-enclosed shower, and WALK-IN CLOSETS for ultimate convenience. THREE ADDITIONAL BEDROOMS, generously sized, with large closets and access to well-appointed bathrooms. BONUS ROOM—a flexible space that can be transformed into a family lounge, entertainment area, or playroom. DEDICATED LAUNDRY ROOM—conveniently located on the upper floor for ease of access. ?? BASEMENT - ENDLESS POTENTIAL EXPANSIVE UNFINISHED BASEMENT with ample space with rough-ins for future legal basement. STORAGE SPACE to keep your home organized and clutter-free. AMINITIES TENNIS COURTS, PICKLE BALL COURTS, BASKET BALL and Future SCHOOL. EASY ACCESS TO HIGHWAYS & AMENITIES, ensuring a convenient and connected lifestyle. LANDSCAPED YARD offering a perfect outdoor space for relaxation and gatherings. WHY THIS HOME? With 5 BEDROOMS, 4 FULL BATHROOMS, A SPICE KITCHEN, BONUS ROOM, AND A DOUBLE ATTACHED GARAGE, this home is designed to offer both style and practicality. The INTELLIGENT LAYOUT allows for effortless living while ensuring privacy, making it ideal for growing families or multi-generational living.**

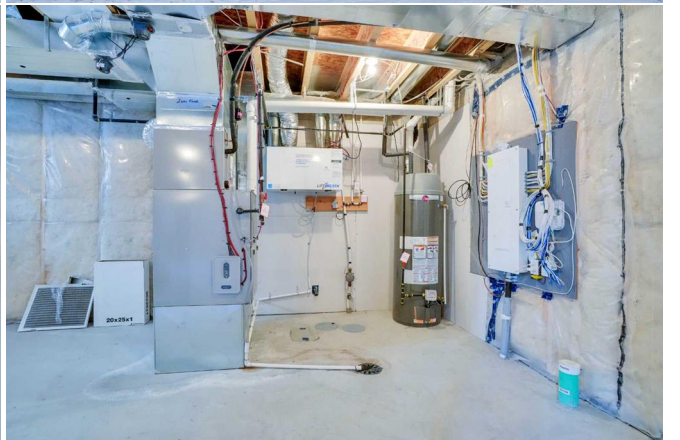
Inclusions:
Property Listed By:

N/A
Real Broker

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





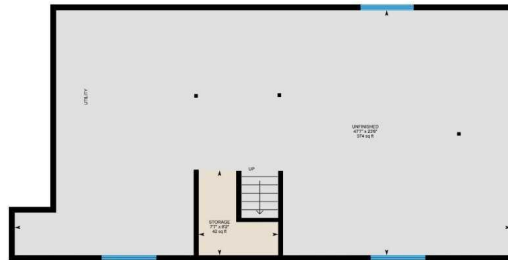






475 Creekrun Cres SW, Airdrie, AB

Basement (Below Grade) Exterior Area 1322.82 sq ft
Interior Area 1042.07 sq ft



475 Creekrun Cres SW, Airdrie, AB

Main Floor Exterior Area 1240.07 sq ft
Interior Area 1184.55 sq ft
Excluded Area 441.07 sq ft



475 Creekrun Cres SW, Airdrie, AB

Upper Floor: Exterior Area 1357.50 sq ft
Interior Area 1488.49 sq ft

