

\$589,000 - 452 Creekrun Crescent Sw, Airdrie

MLS® #A2227652

\$589,000

4 Bedroom, 3.00 Bathroom, 1,709 sqft
Residential on 0.07 Acres

Cobblestone., Airdrie, Alberta

Step into this beautifully built home by Shane Homes designed with 4-bedrooms, 3-bathrooms and ideally located in the emerging southwest community of Cobblestone. Developed by the reputable Melcor, this vibrant community blends modern living with future-forward infrastructure—offering exceptional commuter convenience via the upcoming HWY 2 overpass and planned 40th Avenue connection. Beyond its curb appeal and conventional lot placement, the home unfolds with a thoughtful and versatile layout. A spacious foyer welcomes you with warmth and function, immediately leading to a main-floor bedroom and full bathroom—perfect for guests, aging parents, or a private home office. At the centre of the home, the open-concept main living area exudes contemporary charm. Wide-plank luxury laminate floors flow seamlessly into a sophisticated kitchen featuring striking two-tone cabinetry, full-height uppers, quartz countertops, designer tile backsplash, and stainless steel appliances. A generous island invites casual meals and conversation, while the walk-in pantry ensures everyday practicality. The bright dining space opens directly to the backyard, while the living room—™s airy ambiance makes it ideal for both relaxing and entertaining. Upstairs, you—™ll find two generously sized bedrooms—each with ample closet space—a stylish four-piece bath, and a



convenient laundry area. Tucked at the back of the home, the primary bedroom offers peaceful separation, complete with a spacious walk-in closet and a polished ensuite with quartz counters and elegant fixtures. The lower level presents outstanding potential, with a private side entrance and rough-in plumbing for a future bathroom, making it ideal for additional living space. The back yard includes a 20 x 22 poured concrete garage pad and the front yard has sod landscaping. With future green spaces, schools, and pathways connecting to Chinook Winds Park, Cobblestone offers a lifestyle that's as convenient as it is connected. Don't miss your opportunity to own a stylish, move-in-ready home in one of Airdrie's most promising new developments.

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2227652 |
| Price | \$589,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,709 |
| Acres | 0.07 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 452 Creekrun Crescent Sw |
| Subdivision | Cobblestone. |
| City | Airdrie |
| County | Airdrie |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T4B 5J9 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Alley Access, Off Street, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating | Forced Air, Natural Gas, High Efficiency, Make-up Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Level, Rectangular Lot, Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Wood Siding, Manufactured Floor Joist, Silent Floor Joists |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 59 |
| Zoning | R2 |
| HOA Fees | 152 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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