

**469 Creekrun Crescent SW**  
**Airdrie, Alberta**

**MLS # A2183252**



**\$684,999**

<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,657 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance

**Inclusions:** N/A

MOVE IN READY! BY SHANE HOMES in the Cobblestone Community. 5 bedrooms | 3.5 bathrooms | 9 ft. High ceiling | Big windows | Painted upgraded luxury kitchen with Stainless steel appliances | Electric fireplace | Tile-work around the house. Welcome to Cobblestone Creek, a brand new community. Future REC centre coming in the community. There is a pickle ball, basketball, and a tennis court across the house for the community use. Book your showing today!