$599,900 - 452 Creekrun Crescent Sw, Airdrie

MLS® #A2227652

$599,900

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 infrastructureâ€"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 bathroomâ€"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 roomâ€™s airy ambiance makes it ideal for both relaxing and entertaining. Upstairs, youâ€™ll find two generously sized bedroomsâ€"each with ample closet spaceâ€"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	$599,900
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	High Efficiency, Make-up Air, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	June 4th, 2025
Days on Market	26
Zoning	R2
HOA Fees	152
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.