

\$529,900 - 2022 Cobblebrook Crescent Sw, Airdrie

MLS® #A2265021

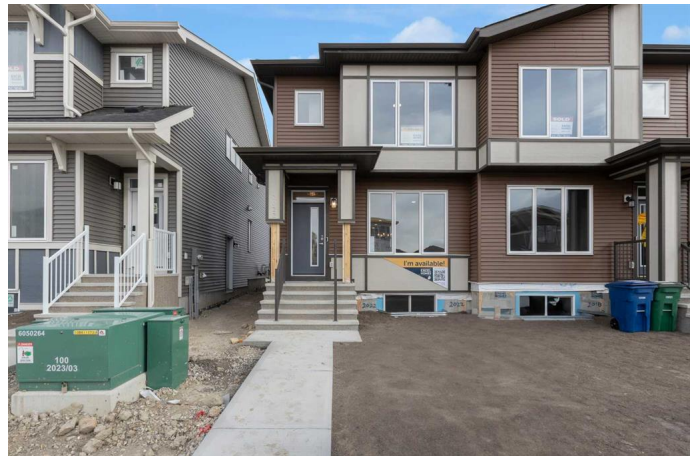
\$529,900

3 Bedroom, 3.00 Bathroom, 1,530 sqft

Residential on 0.06 Acres

Cobblestone., Airdrie, Alberta

Move into your BRAND NEW home for Christmas! This gorgeous half duplex is the Wren by Excel Homes is loaded w/upgrades, high end finishings & ready for quick possession. Perfectly situated in Airdrie's COBBLESTONE CREEK, residents can find sanctuary in Cobblestone's network of parks, paths & recreational amenities - with direct access & pathway connections to amazing Chinook Winds Regional Park & across the street from Airdrie's new rec Centre - tennis, pickleball & basketball courts - so many options to stay active & socialize! Nearby schools have you covered from K to 9. The WREN showcases a contemporary open-concept main floor, ideal for entertaining and everyday living. Poured concrete walkways & front porch will provide for lasting curb appeal. The chef-inspired kitchen, located at the rear of the home, overlooks the backyard and provides gorgeous, neutral, ceiling height cabinetry, drawers, and a full pantry. Upstairs, a striking black metal railing leads to a cozy central bonus room with vaulted ceilings, separating two generous secondary bedrooms from the private primary suite, which features a full ensuite and a spacious walk-in closet. All bathrooms have stone countertops! The upper floor also includes a convenient laundry & family bath. This home includes a SIDE ENTRANCE to the basement, offers 9' ceilings, is drywalled and the electrical is also done. The utilities are nicely tucked at the rear of the home for easy development & more



useable floor space. This home comes with an 18.8 x 22 CONCRETE parking pad, one tree & sod to front yard. There is also a gas line to the bbq at the rear. With over 35 years of experience, more than 15,000 homes built, and 75 awards for design and industry excellence, Excel Homes continues to deliver quality, innovation, and peace of mindâ€”making the Wren a truly smart choice for your next move.

Built in 2025

Essential Information

MLS® #	A2265021
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,530
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2022 Cobblebrook Crescent Sw
Subdivision	Cobblestone.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5X1

Amenities

Amenities	Other
Parking Spaces	2

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Breakfast Bar, Chandelier, Kitchen Island, See Remarks, Stone Counters
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	18
Zoning	R2
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.