



GRASSROOTS
REALTY GROUP

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**2074 Cobblebrook Crescent SW
Airdrie, Alberta**

MLS # A2243463



\$630,000

Division:	Cobblestone Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

The Aries II by Shane Homes is a pre-construction home on a corner lot with a full-width front veranda, rear deck, and a 20' x 22' double garage - all included. This thoughtfully designed layout offers a bright front family room, rear L-shaped kitchen with spacious island and pantry, rear mudroom with coat closet and half bath, and 9' ceilings on both the main floor and basement. The second floor includes two secondary bedrooms with walk-in closets, a central 3-piece bath with linen closet, laundry room, and a private front owner's bedroom with walk-in closet, 3-piece ensuite, and sitting area. Side entrance to basement included, with paved rear lane access. Photos are representative of a similar home and are for illustrative purposes only.