



GRASSROOTS
REALTY GROUP

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504 Creekrun Lane SW
Airdrie, Alberta

MLS # A2265853



\$849,900

Division:	Cobblestone Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Curtains, TV Wall Mount(s), All Shelving Attached

Welcome to this beautifully designed two-storey home in the desirable community of Cobblestone Creek—where style, function, and thoughtful design come together. Step inside to an inviting OPEN-CONCEPT main floor featuring a chef-inspired kitchen that is a showstopper with WATERFALL QUARTZ COUNTERTOPS on the ISLAND with a BREAKFAST BAR, an INDUCTION RANGE, sleek hood fan, BUILT-IN MICROWAVE, and a WALK-THROUGH PANTRY connecting seamlessly to the mudroom. The mudroom offers a BUILT-IN BENCH and convenient access to the TRIPLE ATTACHED GARAGE, complete with an EV CHARGER, SIDE ENTRANCE, and a handy BIN STORAGE SYSTEM. The living room impresses with soaring OPEN-TO-BELOW CEILINGS, an OPEN RAILING, and an ELECTRIC FIREPLACE with a MANTLE, creating a stunning focal point for family gatherings. A dedicated OFFICE on the main floor, is perfect for remote work or homework space. Upstairs, you’ll find a bright BONUS ROOM accented with BOARD and BATTEN detailing, along with two spacious kids’ bedrooms featuring the same custom touch. All bathrooms showcase QUARTZ COUNTERTOPS, adding a touch of luxury throughout. The laundry room is conveniently located upstairs. The primary bedroom is a serene retreat with a 5-piece ENSUITE featuring DOUBLE SINKS, a SOAKING TUB and a STAND ALONE SHOWER. The WALK-IN CLOSET that offers TWO-TIERED SHELVING and a WINDOW for natural light—a rare and thoughtful upgrade. The UNFINISHED BASEMENT includes a BATHROOM ROUGH-IN, ready for your future development. Outside, enjoy the TWO-TIER COMPOSITE DECK, PARTIALLY COVERED for all-weather entertaining, overlooking TWO-TIERED LANDSCAPING with ARTIFICIAL

TURF and a PAVED PATHWAY and GREEN SPACE behind—offering privacy and easy outdoor living. This home blends modern comfort, designer details, and practical upgrades in one of Airdrie’s fastest-growing communities.