



**469 Creekrun Crescent SW
Airdrie, Alberta**

MLS # A2294768



\$699,000

Division:	Cobblestone Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Smart Home		

Inclusions: N/A

Welcome to this beautifully designed home located in the sought-after Cobblestone Creek, one of Airdrie's newest and fastest-growing communities. Featuring 4 bedrooms and 3.5 bathrooms, this spacious property offers the perfect blend of comfort, functionality, and modern style. Enjoy 9-ft ceilings and large sun-filled windows that create a bright and open atmosphere throughout the home. A cozy electric fireplace adds warmth and charm to the main living area, while elegant tile work throughout the home enhances the overall premium feel. Upstairs you'll find 3 generously sized bedrooms, 2 bathrooms, and a versatile bonus room — perfect for a family lounge, office, or play area. The basement suite with separate exterior entrance offers excellent potential for extended family living or future rental income. The area also features parks, playgrounds, schools, shopping, sidewalks, and scenic walking & biking paths nearby. A future recreation centre is also planned for the community, adding even more long-term value. ?? Book your private showing today and experience this exceptional home for yourself!