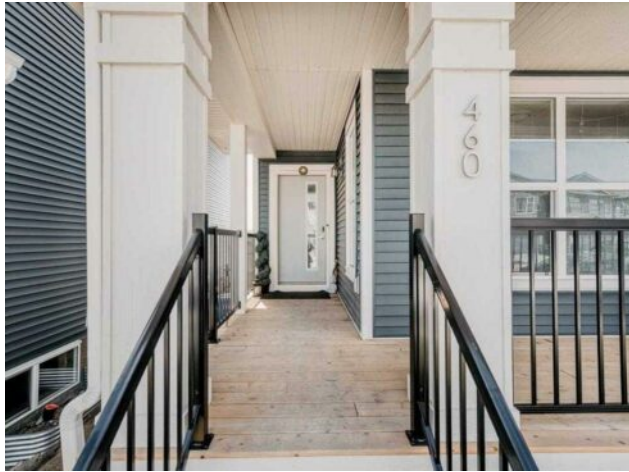




**460 creekrun Crescent SW  
Airdrie, Alberta**

**MLS # A2154941**



**\$599,999**

<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** none

Welcome to your dream home in the vibrant new community of Cobblestone in SW Airdrie! This stunning 4-bedroom, 3 full bath home boasts a well-thought-out layout and an endless list of luxurious finishes that will take your breath away. Cobblestone, developed by the renowned Melcor, is strategically located on the SW corner of Airdrie, with fantastic in and out access for commuters, thanks to the new overpass being built from HWY 2 and future connectivity to 40th. With a planned school site and connective pathways to Chinook Winds park, this community offers the perfect blend of urban amenities and natural beauty. Upon entering, the spacious entryway welcomes you, leading to the main floor bedroom with full washroom. The wide open main floor living area is adorned with stylish wide plank luxury laminate flooring that leads you to the spacious kitchen and dining area. The kitchen boasts two-toned cabinetry, a beautiful backsplash, and lovely quartz countertops. The cabinets are thoughtfully designed to include convenient pot drawers and full-height upper cabinets. The large kitchen island provides additional seating options, and the pantry and stainless-steel appliances, including a fridge, make this a chef's dream come true. The dining area provides access to the backyard, while the bright and inviting living room space completes the main floor layout. Moreover it is a conventional lot. Upstairs, you'll find a convenient laundry room area, two sizable secondary bedrooms, both with large closets, and a 4-piece main bathroom with quartz countertops. The large primary suite, located down the hall, is a private oasis complete with a large walk-in closet and a 4-piece ensuite that is also finished with beautiful countertops. As you head downstairs, you'll find a 3-piece rough-in for future basement development and a basement awaiting your design, with a side entrance already

developed. This home is newly built and includes sod landscaping in the front. Plus, there is a Home Owner's Association registered, but not yet in effect, providing you with peace of mind. Don't miss out on the opportunity to make this stunning home in the sought-after Cobblestone community yours. Call your favourite realtor today to book a showing and start living your dream!