



**596 Creekmill Court SW  
Airdrie, Alberta**

**MLS # A2166571**



**\$790,000**

<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,382 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Cobblestone Creek - 596 Creekmill Court SW: Excellent PRE-CONSTRUCTION opportunity to FULLY CUSTOMIZE your dream home in Airdrie. Welcome to this popular Emerald model built by Shane Homes featuring 2,382 sqft with 4 bedrooms, 2.5 bathrooms, and an attached double car garage. The open main floor features luxury vinyl plank throughout, a spacious kitchen with stainless steel appliances including a built-in oven, microwave, cooktop, chimney hood fan, an island with room for seating, an eating nook with sliding patio doors, and a walkthrough butler's pantry that leads to the mudroom. The kitchen and nook are open to the living room, which features an electric fireplace with a floating hearth. You will also find a den large enough to be used as a bedroom and a 2 pc powder room with a pedestal sink. The upper level features a primary bedroom with a walk-in closet, a 5 pc ensuite with a separate soaker tub, a walk-in shower, dual undermount sinks, and a separate toilet with a door. There are 3 additional bedrooms - 2 bedrooms with walk-in closets, a large, central family room, a 4 pc main bathroom, and a separate laundry room. The lower level remains unspoiled with rough-in for a wet bar and laundry, and upgrades such as a separate side entry and a separate basement foundation. This home offers the super kitchen layout which offers additional square footage and appliance allowance and the upgraded ensuite layout. Cobblestone Creek, one of Airdrie's newest communities which will be home to future schools, picnic spaces, and plenty of green spaces all within a short commute to the QE II or into Calgary. Call for more info! \*Photos from existing Shane Homes showhomes of the same model. Selections, upgrades, and colors may vary.\*