



GRASSROOTS
REALTY GROUP

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**585 Creekmill Court
Airdrie, Alberta**

MLS # A2180925



\$684,900

Division:	Cobblestone Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,775 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Front Yard, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: None

Welcome to The GRAYSON. A beautiful new home TO BE BUILT by EXCEL HOMES located on a SOUTH back yard lot on a quiet cul de sac! Anticipated possession is approx. 9 months from firm offer. Located in Airdries newest community of Cobblestone Creek! Cobblestone Creek offers state of the art Pickleball, tennis and basketball courts providing tons of recreational activities & access to outdoor courts, pathways etc. A pathway system connects to Chinook Winds Regional Par which offers splash park, skate park, toboggan hill & volleyball & ball diamonds. Lots of time to personalize your new home & choose your options! This home offers 1775 sf of well-designed living space. A bright and airy foyer leads you into the open main floor plan that boasts a large kitchen, dining nook & family room that overlooks your sunny south facing backyard! You’ll have 9' knockdown ceilings - luxury vinyl plank flooring & stone countertops & gorgeous thermally infused cabinets for storage & lots of windows for optimal capture of natural daylight. The chef inspired kitchen features a great prep island for extra space & entertaining. Moving upstairs you’ll find 3 generous bedrooms & bedrooms 2 & 3 are separated from the primary suite by a family sized bonus room. The primary suite offers a walk-in closet & spa like ensuite. Your laundry room & an additional family bathroom are located on this level. The option to add a developed basement for extra space is available. This home will be a “Built Green” home with solar conduit & Low E windows & Hi eff furnace & Heat recovery ventilator & EnerStar rated appliances & Smart Home Essentials and so much more.