

# \$599,900 - 452 Creekrun Crescent Sw, Airdrie

MLS® #A2227652

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,709 sqft  
Residential on 0.07 Acres

Cobblestone., Airdrie, Alberta

Step into this beautifully built home by Shane Homes designed with 4-bedrooms, 3-bathrooms and ideally located in the emerging southwest community of Cobblestone. Developed by the reputable Melcor, this vibrant community blends modern living with future-forward infrastructure offering exceptional commuter convenience via the upcoming HWY 2 overpass and planned 40th Avenue connection. Beyond its curb appeal and conventional lot placement, the home unfolds with a thoughtful and versatile layout. A spacious foyer welcomes you with warmth and function, immediately leading to a main-floor bedroom and full bathroom perfect for guests, aging parents, or a private home office. At the centre of the home, the open-concept main living area exudes contemporary charm. Wide-plank luxury laminate floors flow seamlessly into a sophisticated kitchen featuring striking two-tone cabinetry, full-height uppers, quartz countertops, designer tile backsplash, and stainless steel appliances. A generous island invites casual meals and conversation, while the walk-in pantry ensures everyday practicality. The bright dining space opens directly to the backyard, while the living room's airy ambiance makes it ideal for both relaxing and entertaining. Upstairs, you'll find two generously sized bedrooms each with ample closet space a stylish four-piece bath, and a



convenient laundry area. Tucked at the back of the home, the primary bedroom offers peaceful separation, complete with a spacious walk-in closet and a polished ensuite with quartz counters and elegant fixtures. The lower level presents outstanding potential, with a private side entrance and rough-in plumbing for a future bathroom, making it ideal for additional living space. The back yard includes a 20 x 22 poured concrete garage pad and the front yard has sod landscaping. With future green spaces, schools, and pathways connecting to Chinook Winds Park, Cobblestone offers a lifestyle that's as convenient as it is connected. Don't miss your opportunity to own a stylish, move-in-ready home in one of Airdrie's most promising new developments.

Built in 2022

### Essential Information

MLS® #	A2227652
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,709
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	452 Creekrun Crescent Sw
Subdivision	Cobblestone.
City	Airdrie
County	Airdrie

Province Alberta  
Postal Code T4B 5J9

### Amenities

Amenities None  
Parking Spaces 2  
Parking Alley Access, Off Street, Parking Pad  
# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator  
Heating High Efficiency, Make-up Air, Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Lawn, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, Wood Siding, Manufactured Floor Joist, Silent Floor Joists  
Foundation Poured Concrete

### Additional Information

Date Listed June 4th, 2025  
Days on Market 12  
Zoning R2  
HOA Fees 152  
HOA Fees Freq. ANN

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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