

\$549,000 - 452 Creekrun Crescent Sw, Airdrie

MLS® #A2255738

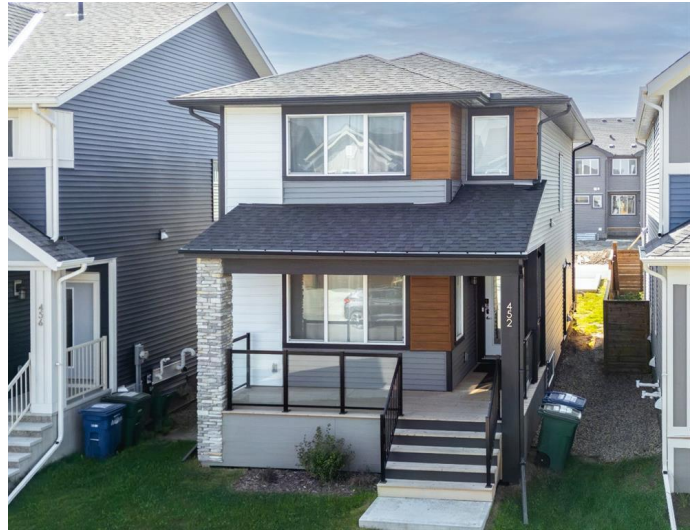
\$549,000

4 Bedroom, 3.00 Bathroom, 1,709 sqft

Residential on 0.07 Acres

Cobblestone., Airdrie, Alberta

Step inside this stunning Shane Homes masterpiece, offering 4 bedrooms, 3 bathrooms, and a thoughtfully designed layout in the highly anticipated southwest Airdrie community of Cobblestone. Developed by the reputable Melcor, Cobblestone blends modern living with forward-thinking infrastructure—promising outstanding commuter convenience with the upcoming HWY 2 overpass and planned 40th Avenue connection. From the moment you arrive, the home's curb appeal and traditional lot placement set the tone. Inside, you're greeted by a welcoming foyer that's as practical as it is inviting, leading directly to a main-floor bedroom and full bathroom—perfect for overnight guests, multi-generational living, or a private home office. At the heart of the home, the open-concept main living area is a showstopper. Wide-plank luxury laminate flooring flows effortlessly through the space, complementing the sophisticated two-tone kitchen cabinetry, full-height uppers, quartz countertops, designer tile backsplash, and stainless steel appliances. A generous island makes casual meals and conversation a breeze, while the walk-in pantry keeps your kitchen beautifully organized. The bright dining area seamlessly connects to the backyard, and the airy living room is perfect for both relaxed family evenings and lively entertaining. Upstairs, you'll discover two spacious bedrooms with ample closets, a stylish



four-piece bathroom, and a convenient laundry area. The primary suite offers a peaceful retreat, complete with a spacious walk-in closet and a polished ensuite featuring quartz counters and elegant fixtures. The lower level provides exciting potential, with a private side entrance and rough-in plumbing for a future bathroom—perfect for creating additional living space. Outside, you’ll appreciate the 20 x 22 poured concrete garage pad in the backyard, plus fresh sod landscaping in the front yard. With future green spaces, schools, and walking paths connecting to Chinook Winds Park, Cobblestone offers an unbeatable combination of comfort, convenience, and community spirit.

Built in 2022

Essential Information

MLS® #	A2255738
Price	\$549,000
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, Forced Air, Natural Gas, Make-up Air
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	September 9th, 2025
Days on Market	8
Zoning	R2
HOA Fees	152
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.