

## 2065 Cobblebrook Crescent SW Airdrie, Alberta

**MLS # A2243739**



**\$808,500**

<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,109 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	Appliances can be upgraded through builder selection process		

The Solara by Shane Homes is a pre-construction opportunity with the flexibility to customize the layout or select a different model. Situated on a large pie-shaped lot with a west-facing backyard, this home includes 9-foot ceilings on both the main floor and sunshine basement, a side entrance, larger garage, and fencing along the rear and pathway side for added privacy. The main floor features an L-shaped kitchen with island and walk-in pantry, a bright dining nook, a cozy living room with gas fireplace, a central lifestyle room, and a full bathroom. Upstairs offers a central family room, laundry with storage, a rear-facing owner's bedroom with walk-in closet, and two secondary bedrooms-each with its own walk-in closets plus a 5-piece main bath. Located on a pathway lot for extra space and privacy, this home combines thoughtful design with future potential. Photos are representative of a similar finished home and are for illustrative purposes only.