

**2173 Cobblebrook Crescent  
Airdrie, Alberta**

**MLS # A2284018**



**\$715,000**

<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,125 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to The Solara by Shane Homes, located on a walkout lot backing onto green space in the growing community of Cobblestone Creek. This pre-construction opportunity allows buyers to fully customize the home and select finishes with Shane Homes's professional design team. The Solara features a well-designed main floor with a lifestyle room, full bathroom, open-concept kitchen with central island and walk-in pantry, dining nook, and living room with an electric fireplace. Upstairs, a bright upper family room and vaulted stairwell create an open, airy feel. The primary bedroom includes a 5-piece ensuite and walk-in closet. Two additional bedrooms, each with walk-in closets, share a full bathroom, along with a dedicated upper-level laundry room. The walkout basement is unfinished, with the option to have it developed by the builder at an additional cost. Photos are illustrative and represent a finished home. Layouts, finishes, and features may vary.