

**304 Creekrun Crescent SW**  
**Airdrie, Alberta**

**MLS # A2288118**



**\$484,900**

<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency, 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>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	non		

A semi-detached Duplex feels like a House, Not Communal Living. More Privacy, Less Density. Built by Douglas Homes in 2021, this move-in ready duplex is located in the vibrant community of Creekrun in Airdrie, within the sought-after Cobblestone area, just steps from pickle-ball and tennis courts, soccer fields and green space. Offering 1410.11 sq ft of thoughtfully designed above grade living space, this home combines modern style, functionality and remaining new home warranty coverage for added peace of mind. The main floor features luxury Vinyl Plank Flooring, a bright open layout, a convenient half bath and a beautifully designed kitchen centred around a large 9 foot quartz island that comfortably seats up to six, making it the true heart of the home for everyday living and entertaining. A cozy electric fireplace, oversized windows and upgraded light fixtures add warmth and character throughout. Upstairs you will find three bedrooms including a spacious primary retreat with a walk in closet with a window and a private 3-piece ensuite. A full 4-piece bathroom and the convenience of upper floor laundry complete this level. Carpet is featured upstairs with tile flooring in the bathrooms. The unfinished side entry basement offers incredible future potential and the possibility for a legal suite (subject to city approval). Step outside to a fully fenced yard with a deck already built, a generous backyard and an attached single garage with ample storage. Additional highlights include a smart thermostat, electric range, over-the-range microwave hood fan, quartz countertops and a functional, well-planned layout throughout. There are no condo fees. The Alberta New Home Warranty began September 28, 2022 and includes five-year building envelope coverage and ten-year structural coverage. Creekrun is one of Airdrie's newest and fastest growing

communities, offering future schools, parks, pathways and quick access to shopping, Planet Fitness, No Frills and other everyday amenities, all within minutes. This is a rare opportunity to own a nearly new home in a growing, family friendly neighbourhood with long term value and income potential.