

**469 Creekrun Crescent SW**  
**Airdrie, Alberta**

**MLS # A2294768**



**\$699,000**

<b>Division:</b>	Cobblestone Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Smart Home		

**Inclusions:** N/A

Welcome to this beautifully designed home located in the sought-after Cobblestone Creek, one of Airdrie's newest and fastest-growing communities. Featuring 4 bedrooms and 3.5 bathrooms, this spacious property offers the perfect blend of comfort, functionality, and modern style. Enjoy 9-ft ceilings and large sun-filled windows that create a bright and open atmosphere throughout the home. A cozy electric fireplace adds warmth and charm to the main living area, while elegant tile work throughout the home enhances the overall premium feel. Upstairs you'll find 3 generously sized bedrooms, 2 bathrooms, and a versatile bonus room — perfect for a family lounge, office, or play area. The finished basement with separate exterior entrance offers excellent potential for extended family living. The area also features parks, playgrounds, schools, shopping, sidewalks, and scenic walking & biking paths nearby. Book your private showing today and experience this exceptional home for yourself!