

\$527,700 - 348 Creekrun Crescent Sw, Airdrie

MLS® #A2109993

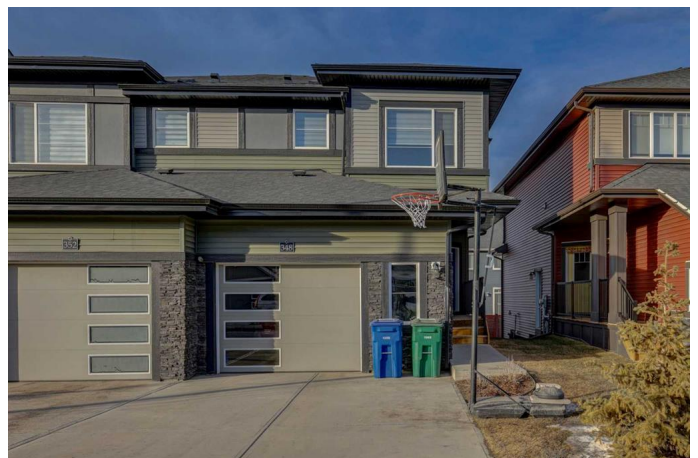
\$527,700

3 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.06 Acres

Cobblestone, Airdrie, Alberta

Located in Airdrie's newest Cobblestone Creek community, this good-as-brand new (2022 built); 3 bedrooms; 2.5 bath duplex is readily available for a very quick possession! The wide foyer of this Cayden model duplex home leads to a spacious & seamless living, dining & kitchen with a very functional layout. From the oversized single-attached garage, a mudroom is discreetly enclosed with a simple but elegant barn door that leads to the kitchen. The kitchen has an oversized quartz island & an upgraded 42" cabinet height for ample storage. Not to mention that it also has a separate pantry. The entire main floor flooring is laminated vinyl tile (LVT) for an easy & stress-free maintenance. On the upper level, you would find the laundry room, 2 decent sized-bedrooms, a 4piece shared bath and the wide master bedroom with an ensuite and walk-in closet. Natural daylight brightens up both levels of this duplex home. There is a separate side-entry to the full basement that awaits future development. It has a backyard, too. It is indeed a sanctuary in the peaceful-living Cobblestone Creek community. It is very close to shopping & a few steps to recreational amenities such as the newly opened community pickleball, tennis & basketball courts. Also, it is just a 4-minute drive to the vast 55-acre Chinook Winds Park which offers an abundance of activities for young & old alike to enjoy, where 3 playgrounds, a skate park, spray park, volleyball courts, toboggan hill, ski trail and lots



of walking trails are found. Come, appreciate and make this either your first home or investment property.

Built in 2022

Essential Information

MLS® #	A2109993
Price	\$527,700
Sold Price	\$523,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	348 Creekrun Crescent Sw
Subdivision	Cobblestone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J8

Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, On Street, Single Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2024
Date Sold	March 7th, 2024
Days on Market	11
Zoning	R2
HOA Fees	1.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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