

\$555,000 - 340 Creekrun Crescent Sw, Airdrie

MLS® #A2182040

\$555,000

3 Bedroom, 3.00 Bathroom, 1,441 sqft
Residential on 0.06 Acres

Cobblestone, Airdrie, Alberta

OPEN HOUSE CANCELLED SAT. DEC. 7th -
PROPERTY IS UNDER CONTRACT - Better
than new! Gorgeous 2022 Rohit built and
gently lived-in 1441 sf 3 bedroom, 2 ½
bathroom semi-detached 2-storey with all
landscaping and fencing done and has been
imaginatively customized by the original
owners for Convenience, Comfort and
Captivating Appeal. Upon entering the open
main floor, the chef-inspired kitchen is sure to
impress with the “Boho chic” palette,
loads of counter space featuring full height
white shaker cabinet uppers and indigo lower
cabinets with brushed gold hardware, massive
kitchen island with quartz counters, hexagon
tile backsplash, stainless appliance package
and easy-care laminate floors. The owners
extended cabinets across the dining room wall
providing ample extra storage and added
shiplap feature walls in dining and living room
and an electric, circulating fireplace, hookups
for your home theatre system including
internet, and shelves to showcase your
favourite photos and treasures. You’ll
love the large windows that flood the main
floor with natural light and the
remote-controlled motorized blinds for your
privacy too. A huge pantry, half bath and a
totally customized mudroom with floor to
ceiling cupboards and built-ins including a
bench ensures you will have a place for
everything!

Upstairs is a large primary bedroom with a



generous walk-in closet, 4-pce ensuite bath with quartz countertops and even a window! Two more bedrooms with large windows and plush carpeting plus another 4-piece bathroom with quartz countertops and a laundry room with a stackable washer/dryer finish the level, along with a built-in desk for your computer/workspace.

Plus the basement with separate entrance has been framed for a 4th bedroom or office, rec/games room and has lots of built-in shelving for all your toys and treasures. The oversized attached garage features a built-in 20-foot-long workbench with extra bottom storage to keep your tools and other items safe and dry, and the garage is deep enough to park a truck or SUV with room for another vehicle on the concrete pad out front.

Entertaining will be a delight in this truly â€œone-of-a-kindâ€™ backyard, completely fenced with perimeter LED lighting and includes a floating deck with built in entertaining/cooking area, planter boxes for your vegetables or flowers, and landscaping including 2 apple trees.

This move-in ready home is in the heart of SW Airdrieâ€™s Cobblestone Creek, less than a block to park/field and future school site, and nearby pickleball and basketball courts and parks. And less than a km to the proposed new urgent care health centre, and will eventually connect to 40th Ave for easy highway access. Just move in and enjoy! Check out the 3D tour and view with your favourite realtor before its too late.

Built in 2022

Essential Information

MLS® #

A2182040

Price	\$555,000
Sold Price	\$553,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	340 Creekrun Crescent Sw
Subdivision	Cobblestone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J8

Amenities

Amenities	Park, Racquet Courts
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Oversized, Parking Pad, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Circulating

Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Garden, Lighting, Outdoor Kitchen
Lot Description	Back Yard, Few Trees, Garden
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 4th, 2024
Date Sold	December 20th, 2024
Days on Market	15
Zoning	R2
HOA Fees	159.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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