

# \$549,000 - 452 Creekrun Crescent Sw, Airdrie

MLS® #A2255738

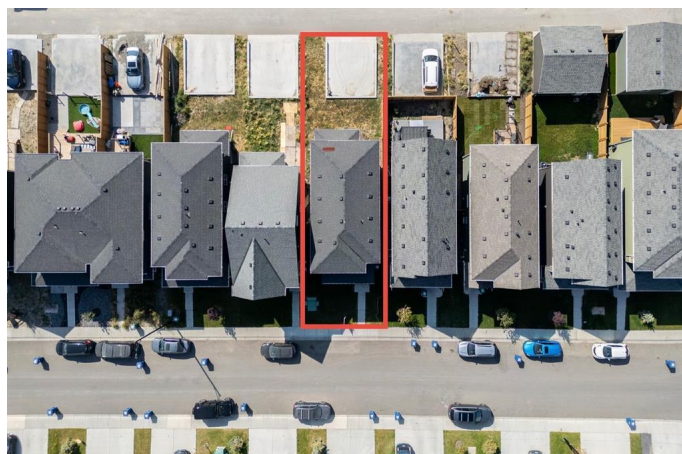
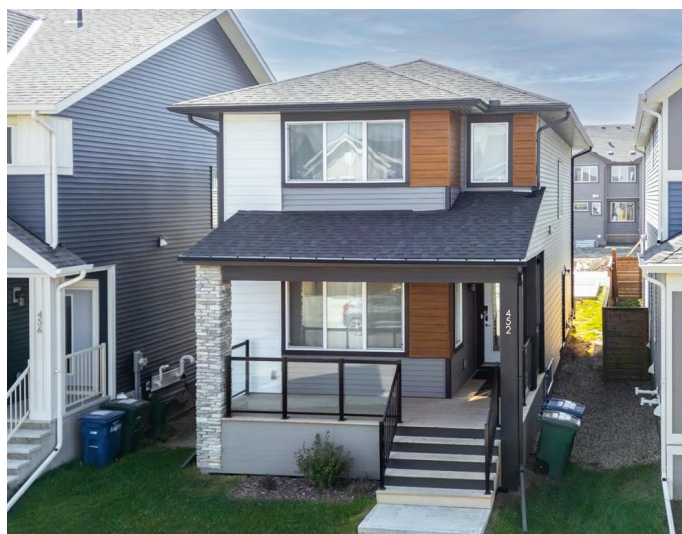
**\$549,000**

4 Bedroom, 3.00 Bathroom, 1,709 sqft

Residential on 0.07 Acres

Cobblestone, Airdrie, Alberta

Step inside this stunning Shane Homes masterpiece, offering 4 bedrooms, 3 bathrooms, and a thoughtfully designed layout in the highly anticipated southwest Airdrie community of Cobblestone. Developed by the reputable Melcor, Cobblestone blends modern living with forward-thinking infrastructure—promising outstanding commuter convenience with the upcoming HWY 2 overpass and planned 40th Avenue connection. From the moment you arrive, the home's curb appeal and traditional lot placement set the tone. Inside, you're greeted by a welcoming foyer that's as practical as it is inviting, leading directly to a main-floor bedroom and full bathroom—perfect for overnight guests, multi-generational living, or a private home office. At the heart of the home, the open-concept main living area is a showstopper. Wide-plank luxury laminate flooring flows effortlessly through the space, complementing the sophisticated two-tone kitchen cabinetry, full-height uppers, quartz countertops, designer tile backsplash, and stainless steel appliances. A generous island makes casual meals and conversation a breeze, while the walk-in pantry keeps your kitchen beautifully organized. The bright dining area seamlessly connects to the backyard, and the airy living room is perfect for both relaxed family evenings and lively entertaining. Upstairs, you'll discover two spacious bedrooms with ample closets, a stylish



four-piece bathroom, and a convenient laundry area. The primary suite offers a peaceful retreat, complete with a spacious walk-in closet and a polished ensuite featuring quartz counters and elegant fixtures. The lower level provides exciting potential, with a private side entrance and rough-in plumbing for a future bathroom—perfect for creating additional living space. Outside, you’ll appreciate the 20 x 22 poured concrete garage pad in the backyard, plus fresh sod landscaping in the front yard. With future green spaces, schools, and walking paths connecting to Chinook Winds Park, Cobblestone offers an unbeatable combination of comfort, convenience, and community spirit.

Built in 2022

**Essential Information**

MLS® #	A2255738
Price	\$549,000
Sold Price	\$530,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,709
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	452 Creekrun Crescent Sw
Subdivision	Cobblestone
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 5J9

### Amenities

Amenities None  
Parking Spaces 2  
Parking Alley Access, Off Street, Parking Pad

### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in, Vinyl Windows, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Electric Stove  
Heating Forced Air, Natural Gas, High Efficiency, Make-up Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Back Yard, Lawn, Back Lane, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, Manufactured Floor Joist, Silent Floor Joists, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed September 9th, 2025  
Date Sold October 9th, 2025  
Days on Market 30  
Zoning R2  
HOA Fees 152.00  
HOA Fees Freq. ANN

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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