



304 Creekrun Crescent Airdrie Alberta

\$484,900

NEW PRICE!!!! OPEN HOUSE SUNDAY MARCH 15TH 12PM-2PM | 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 an...

3pc Bathroom 5.83 Ft x 9.25 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

Bedroom 9.33 Ft x 12.17 Ft

Bedroom 9.42 Ft x 12.17 Ft

Primary Bedroom 12.08 Ft x 15.75 Ft

Storage 18.75 Ft x 22.58 Ft

Furnace 18.75 Ft x 8.42 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Dining room 7.08 Ft x 11.58 Ft

Kitchen 14.92 Ft x 13.08 Ft

Living room 12.00 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca