



GRASSROOTS
REALTY GROUP

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693 Creekmill Court SW
Airdrie, Alberta

MLS # A2328142



\$799,000

Division:	Cobblestone Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,392 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Window coverings - blinds and rods, Rain barrel, Gold shelf in main floor 2-piece bath, exterior shed, mirror coat rack in front entrance

Why wait months for a new build when you can move into a like-new home today, complete with the fencing, landscaping, extended deck, and all the finishing touches already done for you? Perfectly positioned on a sunny south-facing lot backing onto an expansive GREENSPACE, this exceptional two-storey home offers nearly 2,400 sq. ft. of thoughtfully designed living space with 4 bedrooms all on the upper level, a spacious bonus room, a versatile main floor flex room, and 2.5 bathrooms. The fenced and fully landscaped backyard, extended deck, and low-maintenance front landscaping mean you can simply unpack and start enjoying your new home from day one. Step inside to a bright, open-concept main floor where oversized windows flood the space with natural light. The inviting living room is centred around a modern electric FIREPLACE, creating a warm focal point while flowing seamlessly into the dining area and beautifully upgraded kitchen. Designed for both everyday living and entertaining, the kitchen features QUARTZ countertops, an oversized island, FULL HEIGHT CABINETRY, a full tile backsplash, built-in stainless steel appliances, a GAS COOKTOP, BUILT-IN WALL OVEN and microwave, plus a separate walk through BUTLER'S KITCHEN offering additional prep space and storage. The dining area opens onto the extended rear deck, creating the perfect setting for morning coffee, summer BBQs, or relaxing evenings overlooking the green space. Just beyond your backyard, you'll enjoy an incredible outdoor lifestyle with pickleball and tennis courts, a basketball court, soccer fields, and a future school site all just steps away. You're also within walking distance of Chinook Winds Regional Park, one of Airdrie's premier recreation destinations featuring playgrounds, splash park, skate park, baseball diamonds, beach volleyball, walking paths, and

year-round community events. Upstairs, you'll find a generous bonus room, four spacious bedrooms with WALK-IN CLOSETS, and a conveniently located laundry room featuring additional custom storage to keep everything organized. The spacious primary suite offers a relaxing retreat with a beautifully appointed 5-piece ensuite. The SEPERATE SIDE ENTRANCE to the unfinished basement offers endless possibilities for future development, whether you're envisioning additional family living space, a home gym, or a secondary suite (subject to municipal approval). Located just minutes from shopping, schools, restaurants, and major commuter routes (NEW 40th Overpass for quick access to QE2), this home also offers the added benefit of being close to the future Southwest Recreation Centre, making this an exceptional opportunity in one of Airdrie's fastest-growing and most desirable communities. Skip the wait, avoid the extra expense of completing a new build, and enjoy a home that's truly move-in ready, inside and out.