



GRASSROOTS
REALTY GROUP

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352 Creekrun Crescent SW
Airdrie, Alberta

MLS # A2339798

\$519,900



Division:	Cobblestone Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,497 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Faces Front, Single Garage A		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to an exceptionally maintained, turn-key 2 storey sanctuary in the vibrant enclave of Cobblestone Creek. Merging modern contemporary design with timeless classic warmth, this sun-drenched two-storey duplex offers over 2,143 square feet of impeccably crafted living space across all levels. Designed with an intentional blend of luxury finishes and functional ease, every corner of this residence feels both curated and effortlessly inviting. The journey begins in a spacious tiled foyer that sets a sophisticated tone, seamlessly transitioning into wide-plank luxury vinyl flooring that flows throughout the open-concept main floor. At the heart of the home lies a chef-inspired culinary kitchen tailored for memorable gatherings. Striking two-toned, full-height cabinetry with deep pot drawers is anchored by pristine quartz countertops, a sleek tile backsplash, and a walk-in pantry. A generous central island easily seats four, creating an easy focal point for casual morning coffees or evening wine. Sunlight pours into the adjoining dining area, where sliding glass doors open directly to the rear yard, setting the stage for alfresco dining. The neighboring living room offers a bright, cozy retreat designed for relaxation or entertaining guests. Tucked quietly off the main flow, a stylish powder room and a functional mudroom keep daily life organized. Upstairs, the private primary suite serves as a serene refuge, complete with an expansive walk-in closet and a spa-like four-piece ensuite. Two additional oversized bedrooms offer generous closet space and quick access to a sparkling four-piece guest bath showcasing matching quartz accents. A dedicated upper-level laundry room adds essential day-to-day convenience where it is needed most. The lower level houses a fully developed, self-contained illegal suite featuring an open-concept living area with a modern

kitchen setup, a bright bedroom, a private four-piece bathroom, dedicated laundry, abundant storage, and a separate side entrance. This flexible layout serves as an ideal retreat for teenagers, multi-generational families, or a high-potential space for mortgage-assisting rental opportunities. Extending the appeal outdoors, the property boasts strong curb appeal with an oversized single-car attached garage and extended driveway parking. The fully fenced backyard provides a private, secure oasis for children and pets to play freely. Cobblestone Creek combines peaceful green space with urban connectivity where residents enjoy scenic pathways leading to Chinook Winds Regional Park, proximity to local amenities, the upcoming Southwest Recreation Centre, and quick access to the interchange for a stress-free Calgary commute. Beautifully updated and completely move-in ready, this property offers a refined lifestyle in an unbeatable location. Book your private showing today!