

**2065 Cobblebrook Crescent SW**  
**Airdrie, Alberta**

**MLS # A2243739**



**\$808,500**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Cobblestone Creek          |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 2,109 sq.ft.               | <b>Age:</b>   | 2026 (-1 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached     |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Street Lighting |               |                   |

|                    |                                                                                                                                              |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                              | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                                                                                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Appliances can be upgraded through builder selection process                                                                                 |                   |      |

The Solara by Shane Homes is a pre-construction opportunity with the flexibility to customize the layout or select a different model. Situated on a large pie-shaped lot with a west-facing backyard, this home includes 9-foot ceilings on both the main floor and sunshine basement, a side entrance, larger garage, and fencing along the rear and pathway side for added privacy. The main floor features an L-shaped kitchen with island and walk-in pantry, a bright dining nook, a cozy living room with gas fireplace, a central lifestyle room, and a full bathroom. Upstairs offers a central family room, laundry with storage, a rear-facing owner's bedroom with walk-in closet, and two secondary bedrooms-each with its own walk-in closets plus a 5-piece main bath. Located on a pathway lot for extra space and privacy, this home combines thoughtful design with future potential. Photos are representative of a similar finished home and are for illustrative purposes only.