

# \$630,000 - 2074 Cobblebrook Crescent Sw, Airdrie

MLS® #A2243463

**\$630,000**

3 Bedroom, 3.00 Bathroom, 1,412 sqft

Residential on 0.10 Acres

Cobblestone., Airdrie, Alberta

The Aries II by Shane Homes is a pre-construction home on a corner lot with a full-width front veranda, rear deck, and a 20' x 22' double garage - all included. This thoughtfully designed layout offers a bright front family room, rear L-shaped kitchen with spacious island and pantry, rear mudroom with coat closet and half bath, and 9' ceilings on both the main floor and basement. The second floor includes two secondary bedrooms with walk-in closets, a central 3-piece bath with linen closet, laundry room, and a private front owner's bedroom with walk-in closet, 3-piece ensuite, and sitting area. Side entrance to basement included, with paved rear lane access. Photos are representative of a similar home and are for illustrative purposes only.

Built in 2026

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243463  |
| Price          | \$630,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,412     |
| Acres          | 0.10      |
| Year Built     | 2026      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2074 Cobblebrook Crescent Sw |
| Subdivision | Cobblestone.                 |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 0Y8                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range                                |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance, Rain Gutters                    |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame, Stone                   |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 85              |
| Zoning         | R2              |

**Listing Details**

Listing Office                      Bode Platform Inc.

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