



DON'T GAMBLE WITH YOUR HOME.
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2065 Cobblebrook Crescent SW
Airdrie, Alberta

MLS # A2243739



\$808,500

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

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