

# \$529,900 - 2022 Cobblebrook Crescent Sw, Airdrie

MLS® #A2265021

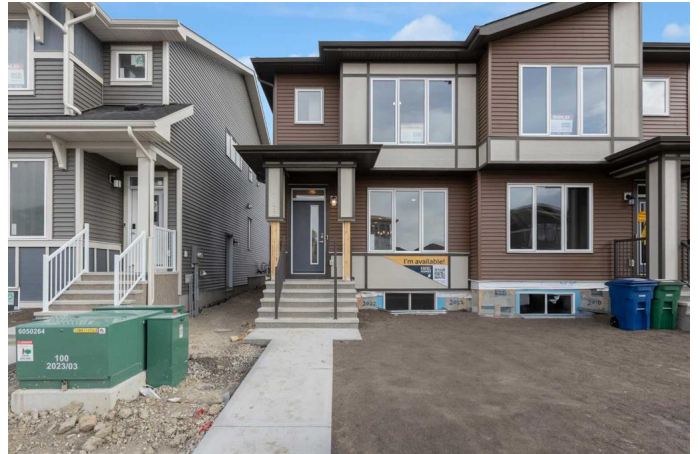
**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,530 sqft

Residential on 0.06 Acres

Cobblestone., Airdrie, Alberta

Move into your BRAND NEW home for Christmas! This gorgeous half duplex is the Wren by Excel Homes is loaded w/upgrades, high end finishings & ready for quick possession. Perfectly situated in Airdrie's COBBLESTONE CREEK, residents can find sanctuary in Cobblestone's network of parks, paths & recreational amenities - with direct access & pathway connections to amazing Chinook Winds Regional Park & across the street from Airdrie's new rec Centre - tennis, pickleball & basketball courts - so many options to stay active & socialize! Nearby schools have you covered from K to 9. The WREN showcases a contemporary open-concept main floor, ideal for entertaining and everyday living. Poured concrete walkways & front porch will provide for lasting curb appeal. The chef-inspired kitchen, located at the rear of the home, overlooks the backyard and provides gorgeous, neutral, ceiling height cabinetry, drawers, and a full pantry. Upstairs, a striking black metal railing leads to a cozy central bonus room with vaulted ceilings, separating two generous secondary bedrooms from the private primary suite, which features a full ensuite and a spacious walk-in closet. All bathrooms have stone countertops! The upper floor also includes a convenient laundry & family bath. This home includes a SIDE ENTRANCE to the basement, offers 9' ceilings, is drywalled and the electrical is also done. The utilities are nicely tucked at the rear of the home for easy development & more



useable floor space. This home comes with a 20 x 20 CONCRETE parking pad, gravel to side yard & sod to front yard. There is also a gas line to the bbq at the rear. With over 35 years of experience, more than 15,000 homes built, and 75 awards for design and industry excellence, Excel Homes continues to deliver quality, innovation, and peace of mindâ€”making the Wren a truly smart choice for your next move.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265021               |
| Price          | \$529,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,530                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2022 Cobblebrook Crescent Sw |
| Subdivision | Cobblestone.                 |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 5X1                      |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 2     |

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

## Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Kitchen Island, See Remarks, Stone Counters |
| Appliances        | Dryer, Microwave, Refrigerator, Stove(s), Washer, Trash Compactor      |
| Heating           | Forced Air, Natural Gas                                                |
| Cooling           | None                                                                   |
| Has Basement      | Yes                                                                    |
| Basement          | Full                                                                   |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance          |
| Lot Description   | Back Lane, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 3                  |
| Zoning         | R2                 |
| HOA Fees       | 150                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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