

# \$574,900 - 476 Reynolds Avenue Sw, Airdrie

MLS® #A2176371

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,067 sqft  
Residential on 0.07 Acres

Coopers Crossing, Airdrie, Alberta

Discover a rare gem in the heart of Cooperâ€™s Crossing â€“ Nearly 2000 sqft fully developed bungalow that combines thoughtful design, spacious interiors, and low-maintenance living, ideal for those seeking both style and ease of care in a premier neighbourhood. From the moment you arrive, youâ€™ll appreciate the practicality of this home, with a concrete patio out back and an aluminum patio cover included, offering year-round outdoor enjoyment with minimal upkeep. Inside, this home impresses with its open-concept design and 10-foot-high ceilings that add an airy, expansive feel to the main living areas. The kitchen is laid out to maximize both functionality and storage, with ample cabinetry that ensures every item has its place. The main floor is designed for ultimate convenience, featuring two generously sized bedrooms, including a primary suite with its own ensuite bathroom, as well as a separate 4-piece bathroom to accommodate family or guests. For added ease, laundry hook-ups are located right on the main floor, providing flexibility and accessibility. Air conditioning & gas line to bbq. Venture downstairs to the builder-developed basement, a space thoughtfully finished to expand the homeâ€™s livable area. Here, youâ€™ll find a spacious bedroom and a full bathroom, along with a large family room perfect for gatherings or relaxed evenings at home. Additionally, the basement boasts a fantastic laundry room



complete with countertops and a sink, making laundry a breeze! Walk to the store and shopping centre. Over 6km of mature pathways and ponds to walk and explore. Put this one on your list!

Built in 2022

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2176371               |
| Price          | \$574,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,067                  |
| Acres          | 0.07                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 476 Reynolds Avenue Sw |
| Subdivision | Coopers Crossing       |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 5G2                |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Picnic Area, Playground |
| Parking Spaces | 2                       |
| Parking        | Double Garage Detached  |
| # of Garages   | 2                       |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Vinyl Windows, Low Flow Plumbing Fixtures, Quartz Counters |
|-------------------|---|

|              |   |
|--------------|---|
| Appliances   | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Microwave Hood Fan |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | Central Air   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard, Courtyard, Dog Run, Playground |
| Lot Description   | Back Lane, Low Maintenance Landscape, Paved                |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Mixed, Manufactured Floor Joist              |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2024 |
| Days on Market | 134                |
| Zoning         | R2                 |
| HOA Fees       | 85                 |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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