

520 REYNOLDS Avenue #1102, Airdrie T4B4K9

A2158619 **Coopers Crossing** 09/16/24 List Price: **\$415,000** MLS®#: Area: Listing

Status: Active County: **Airdrie** Change: -\$35k, 02-Oct Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: **Airdrie**

Year Built: 2024 Abv Saft: 907 Low Sqft: Lot Information

Finished Floor Area

Siding, Manufactured Floor Joist, Stucco, Wood

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2)

1

2.0 (2 0)

Apartment

96

Ttl Sqft: Lot Sz Ar: 907

Lot Shape:

Access: Lot Feat:

Park Feat: Parkade, Stall, Titled, Underground

Utilities and Features

Frame

Roof: Membrane Construction:

Heating: **Baseboard Brick, Cement Fiber Board, Composite**

Sewer:

Ext Feat:

None

Flooring:

Carpet, Tile, Vinyl Plank Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Window Coverings

Int Feat: Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room Level Dimensions Room Level Dimensions 7`6" x 4`9" **Bedroom - Primary** Main 11`3" x 10`6" Walk-In Closet Main 3pc Ensuite bath Main 9`2" x 4`9" **Living Room** Main 11`2" x 9`5" 15`8" x 13`4" **Bedroom** 11`0" x 9`6" Kitchen Main Main

3pc Bathroom Main 8'3" x 5'0" Legal/Tax/Financial

Condo Fee: Title: Zoning: R3

\$540 **Fee Simple** Fee Freq: Monthly

Legal Desc: **0**

Remarks

Pub Rmks:

The Monarch sets a new standard for luxury condo living in Airdrie that is truly unparalleled. At The Monarch, residents enjoy more than just a beautiful home. The building is not only equipped with premium apartments, but it also includes exclusive amenities designed to enhance your lifestyle. Basic features include Triple Glazed windows, Quartz counter tops throughout the units, LVP plank flooring, Air Conditioner rough-in, plus much more. Whether you're enjoying a morning workout in the gym, relaxing in one of the stylish lounge areas, or tending to your pet at the on-site washing station, the over 4,000 square feet of indoor spaces are at your disposal. Nestled in the heart of it all, the Monarch is steps away from the bustling Cooper's Town Promenade and easy access to 8th street and 40th Avenue. Other exquisite homes, ranging from 670 to 1,058 square feet, include 1-bedroom + den, 2-bedroom, and 2-bedroom + den options are also available.

Inclusions: N/

Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











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