

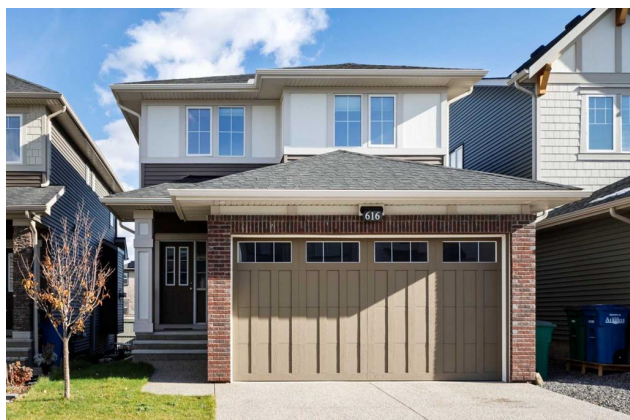


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**616 REYNOLDS Crescent, Airdrie T4B 5G1**

MLS®#: **A2174569** Area: **Coopers Crossing** Listing Date: **10/25/24** List Price: **\$689,900**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2019** Abv Sqft: **1,795**  
 Lot Information  
 Lot Sz Ar: **3,726 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **1,795**

DOM

**27**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Brick, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**  
 Int Feat: **Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Dining Room	Main	10`11" x 10`7"
Foyer	Main	11`1" x 7`7"	Kitchen	Main	10`11" x 12`7"
Living Room	Main	12`0" x 16`11"	4pc Bathroom	Upper	7`9" x 4`11"
5pc Ensuite bath	Upper	9`8" x 11`10"	Bedroom	Upper	11`1" x 9`11"
Bedroom	Upper	11`4" x 9`5"	Laundry	Upper	5`5" x 6`1"
Loft	Upper	12`9" x 11`9"	Bedroom - Primary	Upper	13`4" x 11`11"
Walk-In Closet	Upper	9`1" x 4`11"	4pc Bathroom	Basement	8`6" x 5`8"

Bedroom  
Furnace/Utility Room

Basement  
Basement

10`1" x 15`11"  
9`0" x 9`8"

Game Room

Basement

13`6" x 29`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1910322**

Zoning:  
**R1-U**

Remarks

Pub Rmks:

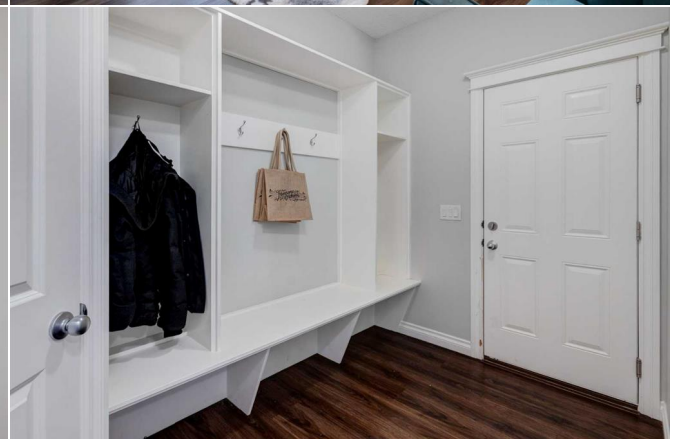
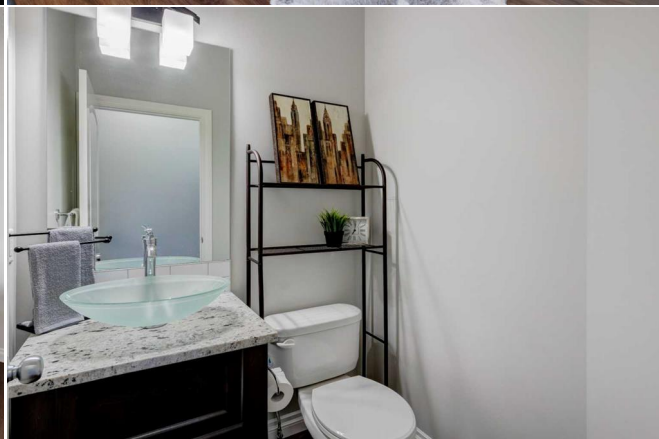
**Welcome home to this next to new home in coveted COOPERS CROSSING!! This NU VISTA HOME is fully finished by the builder and boasts over 2578 sq ft of developed living space, with 4 bedrooms and 3.5 bath. As you enter through the extremely generous foyer immediately note the LVP flooring throughout the main floor. The half bath is nicely tucked away from your main living space & leads to the awesome MUDROOM w/built in lockers that lead to your DOUBLE ATTACHED GARAGE. Carry on to the OPEN CONCEPT living space noting the GAS FIREPLACE w/tile surround & WOOD MANTLE. The custom blinds open up to your good sized east facing back yard - fully developed & fenced. The dining space leads out to your east facing deck - perfect for morning coffee or watching the kids walk to the school just a block away. The kitchen is not to be outdone w/herringbone backsplash, GRANITE COUNTERS, slide in SS stove, French door water/ice fridge, central ISLAND & corner walk through PANTRY. Upstairs find 2 good sized secondary bedrooms, bonus room/loft (perfect HOME OFFICE SPACE), 4 pc MAIN BATH w/GRANITE counter & tile floor, laundry room w/LG washer/dryer included & lastly the PRIMARY SUITE. This suite boasts a 5 pc luxury ensuite w/GRANITE, HEATED FLOORS, sep JETTED TUB, upgraded shower & dual sinks. The WIC is not to be outdone - incredible amount of storage space and a bright west facing window. The basement is home to the 4th bedroom, another 4 pc bath (w/same upgraded finishing as the other bathrooms) as a great rec room space. There is a rough in for another washer & dryer down here as well as storage space. The home is also roughed in for AC. Don't miss this opportunity to own a home in Airdrie's desirable COOPERS CROSSING - near 6 schools, miles of pathways linking the community to shopping & parks as well as Cooper's Pond & voted Airdrie's best community for the last 12 years in a row.**

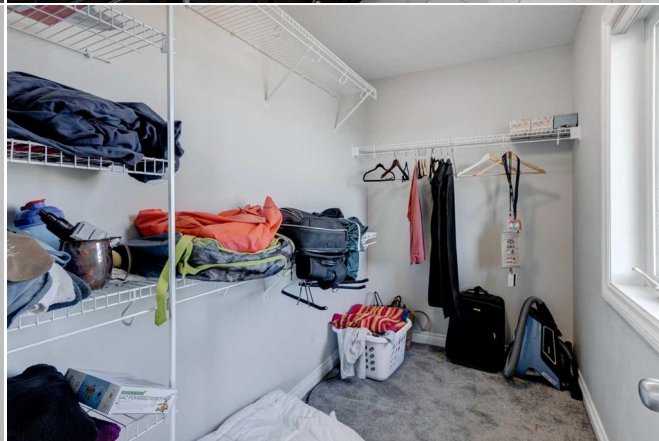
Inclusions:  
Property Listed By:

**N/A**  
**Century 21 PowerRealty.ca**

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











**616 Reynolds Cres SW, Airdrie, AB**

Main Floor Exterior Area 823.76 sq ft  
Interior Area 732.78 sq ft  
Excluded Area 280.73 sq ft



0 5 10 ft

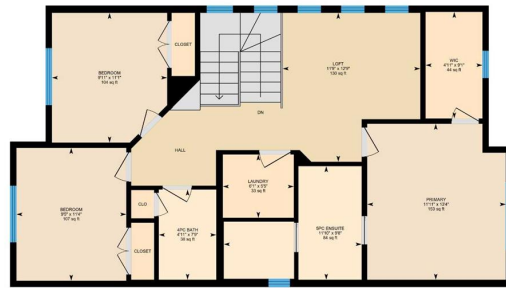
PREPARED: 2024/10/25



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**616 Reynolds Cres SW, Airdrie, AB**

2nd Floor Exterior Area 593.85 sq ft  
Interior Area 958.42 sq ft



0 3 6 ft

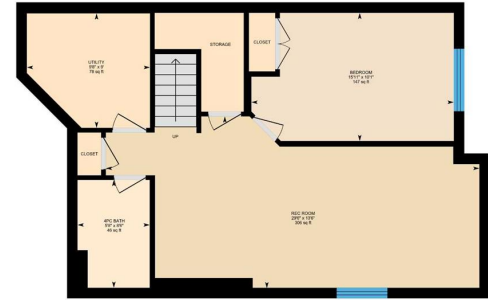
PREPARED: 2024/10/25



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**616 Reynolds Cres SW, Airdrie, AB**

Basement (Below Grade) Exterior Area 783.75 sq ft  
Interior Area 857.28 sq ft



0 3 6 ft

PREPARED: 2024/10/25



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