

**476 REYNOLDS Avenue, Airdrie T4B 5G2**

MLS®#: **A2176371** Area: **Coopers Crossing** Listing Date: **10/30/24** List Price: **\$589,900**  
 Status: **Active** County: **Airdrie** Change: **-\$10k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Airdrie**  
 Year Built: **2022**  
 Lot Information  
 Lot Sz Ar: **2,839 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Low Maintenance Landscape,Paved**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,066**  
 Low Sqft:  
 Ttl Sqft: **1,066**

DOM

**22**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Courtyard,Dog Run,Playground,Private Yard**  
 Construction: **Manufactured Floor Joist,Mixed,Vinyl Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Closet Organizers,Low Flow Plumbing Fixtures,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 11`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 11`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 8`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 9`4"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 8`7"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`4" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 4`10"</b>	<b>Laundry</b>	<b>Basement</b>	<b>11`0" x 10`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`0" x 18`10"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**2111157**

Remarks

Pub Rmks:

**Discover a rare gem in the heart of Cooper's Crossing - 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, you'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 home's livable area. Here, you'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!**

Inclusions:  
Property Listed By:

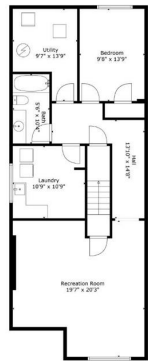
**Aluminum patio cover on back patio. Shoe cabinets in basement.  
Real Broker**

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









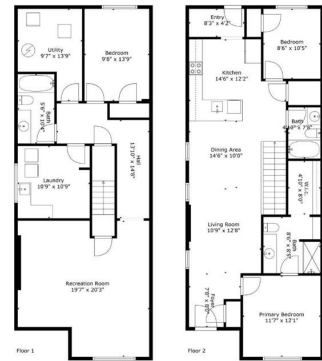
TOTAL 1857 sq. ft.  
 BELOW GROUND: 873 sq. ft. FLOOR 2: 982 sq. ft.  
 EXCLUDED AREAS: UTILITY: 157 sq. ft.

Floor Plan Created by CoHome App. Measurements Deemed Highly Accurate But Not Guaranteed.



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