



THE
A-TEAM

**RE/MAX
FIRST**

696 REYNOLDS Crescent, Airdrie T4B4B2

MLS®#: **A2177462** Area: **Coopers Crossing** Listing Date: **11/30/24** List Price: **\$749,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2022** Abv Sqft: **2,062**
Lot Information Low Sqft:
 Lot Sz Ar: **3,797 sqft** Ttl Sqft: **2,062**
 Lot Shape:

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"	Dining Room	Main	10`0" x 11`4"
Foyer	Main	10`0" x 6`3"	Kitchen	Main	10`7" x 13`4"
Living Room	Main	13`0" x 16`11"	Office	Main	10`5" x 11`6"
4pc Bathroom	Upper	7`8" x 4`11"	5pc Ensuite bath	Upper	10`2" x 9`7"
Bedroom	Upper	11`5" x 15`0"	Bedroom	Upper	11`4" x 14`0"
Family Room	Upper	15`4" x 19`7"	Laundry	Upper	7`7" x 5`5"
Bedroom - Primary	Upper	12`5" x 13`6"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

2111157

Remarks

Pub Rmks: **Introducing a captivating property nestled in the heart of the esteemed Coopers Crossing community in Airdrie. Embrace the essence of intentional design and picturesque living with this stunning front garage home boasting a sun-kissed basement and unparalleled backyard vistas, offering serenity with no rear neighbors. Spanning 2062 sqft, this residence beckons with its seamless fusion of charm and functionality. Step inside to discover a versatile main floor featuring a den/home office, easily adaptable for a bedroom conversion, complemented by a welcoming living area warmed by a cozy fireplace. The open kitchen is a culinary haven, boasting stainless steel appliances, a generous island, and a pantry for added convenience. Adjacent, the dining area beckons through patio doors to a deck, ideal for savoring idyllic summer evenings against a backdrop of uninterrupted views. Ascend the stairs to find a laundry room and a sprawling family room, perfect for relaxation or entertainment. The primary bedroom is a sanctuary unto itself, complete with a luxurious 5-piece ensuite. Additionally, two well-appointed bedrooms and a family bathroom on the main floor offer ample accommodation. Awaiting your personal touch, the unfinished basement with a side entrance presents a canvas for your creative aspirations. Don't miss this exceptional opportunity to secure your dream home. Act now, as this property is sure to captivate discerning buyers. Contact your preferred realtor without delay to make it yours before it's gone.**

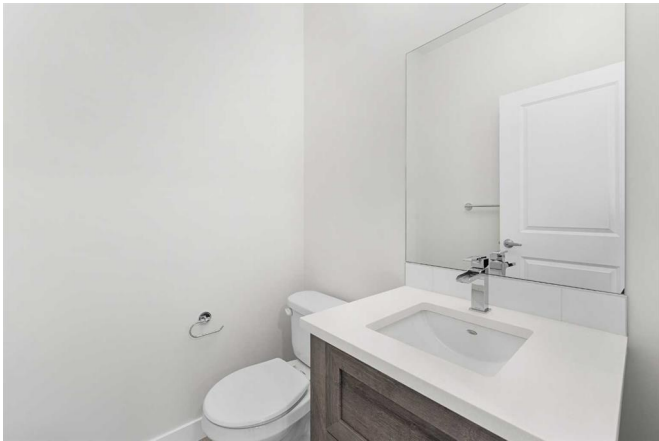
Inclusions: **N/A**
Property Listed By: **PREP Realty**

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

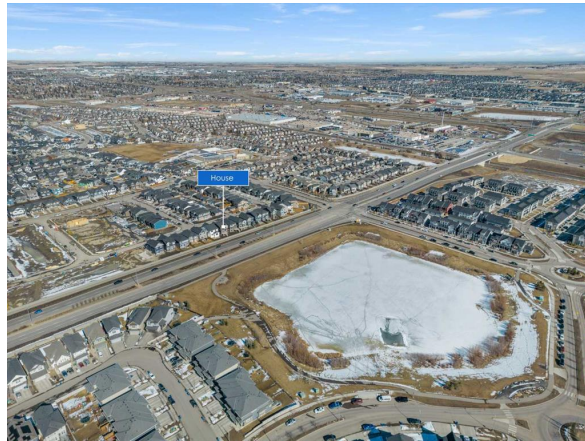
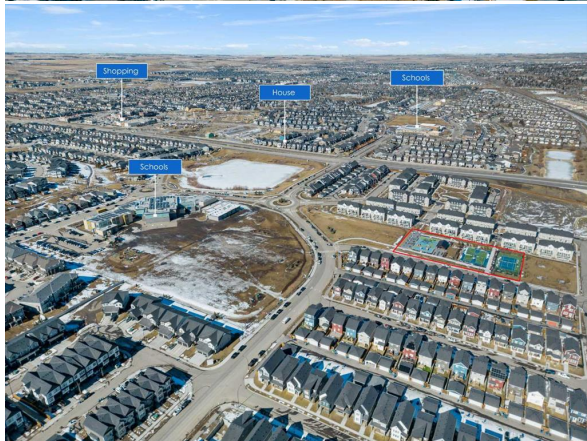












696 Reynolds Cres SW, Airdrie, AB

1st Floor Exterior Area 533.08 sq ft
Excluded Area 453.82 sq ft



0 4 8

PREPARED: 2024/01/13



While regions are excluded from total floor area in EXCERPT floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

696 Reynolds Cres SW, Airdrie, AB

2nd Floor Exterior Area 1132.29 sq ft



0 4 8

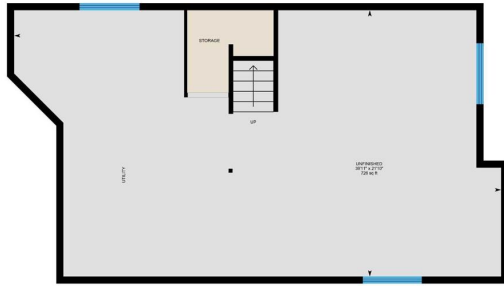
PREPARED: 2024/01/13



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696 Reynolds Cres SW, Airdrie, AB

Basement (Below Grade) Exterior Area 858.42 sq ft



PREPARED: 2024/03/13



While regions are excluded from total floor area in GMLDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.