



THE
A-TEAM

**RE/MAX
FIRST**

600 REYNOLDS Crescent, Airdrie T4B 5G1

MLS®#: **A2178762**

Area: **Coopers Crossing**

Listing Date: **11/16/24**

List Price: **\$859,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2023**
Lot Information
Lot Sz Ar: **5,169 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,200**
Low Sqft:
Ttl Sqft: **2,200**

DOM

4
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Irregular Lot,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`5" x 9`6"	Kitchen	Main	11`9" x 12`0"
Dining Room	Main	11`1" x 12`0"	Living Room	Main	12`11" x 15`7"
Office	Main	8`11" x 9`7"	2pc Bathroom	Main	4`9" x 4`11"
Mud Room	Main	5`6" x 6`3"	Bonus Room	Upper	13`11" x 15`7"
Bedroom - Primary	Upper	12`11" x 16`1"	5pc Ensuite bath	Upper	11`7" x 10`8"
Bedroom	Upper	10`7" x 11`6"	Bedroom	Upper	9`11" x 11`6"
4pc Bathroom	Upper	4`11" x 8`11"	Laundry	Upper	5`4" x 8`7"

Family Room
Other
Bedroom
Furnace/Utility Room

Basement
Basement
Basement
Basement

11`9" x 15`6"
4`0" x 9`3"
8`5" x 12`11"
5`9" x 9`3"

Game Room
Bedroom
4pc Bathroom

Basement
Basement
Basement

10`6" x 12`0"
8`10" x 12`11"
4`11" x 8`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910322

Zoning:
R1-U

Remarks

Pub Rmks: **Cooper's Crossing is Airdrie's top community with over 44 acres of park, greenspace and trails, including Willow Pond, Central Pond and Cooper's Town Promenade and SIX EXISTING SCHOOLS, this is the perfect neighbourhood to move into and thrive! This brand new NuVista built SHOW HOME is ready to move into and features a FULLY LANDSCAPED yard with a 12' x 10' rear deck, a fully developed basement, a spacious kitchen with walk through pantry, 2 tone cabinetry, quartz counter tops and UPGRADED APPLIANCES. There are hardwood & tile floors, central air, window coverings and a 20' x 22' garage. This beautiful home is a must see!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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







