



THE
A-TEAM

**RE/MAX
FIRST**

768 REYNOLDS Crescent, Airdrie T4B 5L8

MLS®#: **A2181154** Area: **Coopers Crossing** Listing **11/27/24** List Price: **\$749,000**
 Status: **Pending** County: **Airdrie** Change: **-\$20k, 04-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,554**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,800 sqft** Ttl Sqft: **2,554**
 Lot Shape:

DOM

55
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Stone, Vinyl Siding, Wood Frame**
 Sewer: Flooring:
 Ext Feat: **None** **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Garage Control(s), Microwave, Range, Range Hood, Refrigerator**
 Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`2" x 12`5"	Office	Main	9`1" x 10`11"
Kitchen	Main	11`6" x 15`3"	Living Room	Main	12`11" x 16`7"
Dining Room	Main	12`0" x 12`6"	2pc Bathroom	Main	4`11" x 4`11"
Mud Room	Main	5`2" x 12`2"	Bonus Room	Upper	12`5" x 14`0"
Bedroom - Primary	Upper	12`11" x 17`1"	5pc Ensuite bath	Upper	11`4" x 11`7"

Bedroom	Upper	10`2" x 12`8"	Bedroom	Upper	10`7" x 11`7"
Bedroom	Upper	10`7" x 10`11"	5pc Bathroom	Upper	4`11" x 10`7"
Laundry	Upper	5`3" x 7`3"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R1-U
Legal Desc:	2310600

Remarks

Pub Rmks:	Welcome to this BEAUTIFULLY DESIGNED and spacious 4 bedroom home by NuVista Homes, offering everything you need for modern family living including a chef inspired kitchen with quartz counter tops, high quality cabinetry, a walk through pantry and an upgraded Samsung gourmet appliance package. The main floor has 9' ceilings, a versatile flex room and luxury vinyl plank flooring. There is also a SEPARATE SIDE ENTRANCE perfect for future basement development. Upstairs has a central bonus room separating the 3 bedrooms from the primary suite which features a relaxing luxurious ensuite and a great sized walk in closet. Situated in desirable Cooper's Crossing in Airdrie with over 44 acres of parks, greenspace and trails, as well SIX EXISTING SCHOOLS and Cooper's Town Promenade, just a stone's throw away.
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