



THE
A-TEAM

**RE/MAX
FIRST**

1025 REYNOLDS Crescent, Airdrie T4B 5L8

MLS® #: **A2199712** Area: **Coopers Crossing** Listing Date: **03/08/25** List Price: **\$584,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,862 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Back Yard, Front Yard, Level**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,505**
 Low Sqft:
 Ttl Sqft: **1,505**

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Attached-Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting, Other, Playground**
 Construction: **Concrete, Manufactured Floor Joist, Mixed, Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

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

Title:
Fee Simple
Legal Desc:

2310600

Zoning:
R2

Remarks

Pub Rmks: **Welcome to the perfect starter home in the sought after community of Coopers Crossing! Built by award-winning builder McKee Homes, walking distance to the Coopers Promenade. It's perfect for family living with three spacious bedrooms, and a rear double car garage. The kitchen boasts upgraded cabinetry with two banks of drawers, quartz countertops, stainless steel appliances, and a large pantry. Enjoy luxury vinyl plank flooring throughout the main floor, large windows that flood the space with natural light, and exquisite designer detailing. Upstairs, the owner's suite features a walk-in closet and ensuite, complemented by two additional bedrooms, a full bathroom, and a laundry room. Take advantage of this incredible opportunity to own a brand-new home in one of the last remaining opportunities in Coopers Crossing.**

Inclusions:
Property Listed By: **NA
Manor Real Estate Ltd.**

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





