



THE
A-TEAM

**RE/MAX
FIRST**

1037 REYNOLDS Crescent, Airdrie T4B 5L8

MLS® #: **A2201126**

Area: **Coopers Crossing**

Listing Date: **03/10/25**

List Price: **\$579,800**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,465

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,465

Lot Sz Ar:

2,862 sqft

Lot Shape:

DOM

26

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Attached-Side by Side**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Level

Double Garage Detached

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
Living Room	Main	12`3" x 15`3"
Dining Room	Main	10`4" x 10`2"
2pc Bathroom	Main	2`9" x 6`7"
Bedroom - Primary	Upper	13`6" x 16`1"
Bedroom - Primary	Upper	13`6" x 12`9"

Room	Level	Dimensions
Kitchen	Main	14`11" x 11`3"
Mud Room	Main	5`2" x 6`7"
Laundry	Upper	5`9" x 6`6"
3pc Ensuite bath	Upper	5`2" x 9`10"
3pc Ensuite bath	Upper	5`2" x 9`7"

Legal/Tax/Financial

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 two spacious master 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: **NA**
Property Listed By: **Manor Real Estate Ltd.**

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





