

616 Reynolds Crescent SW
Airdrie, Alberta

MLS # A2174569



\$689,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,795 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome home to this next to new home in coveted COOPERS CROSSING!! This NU VISTA HOME is fully finished by the builder and boasts over 2578 sq ft of developed living space, with 4 bedrooms and 3.5 bath. As you enter through the extremely generous foyer immediately note the LVP flooring throughout the main floor. The half bath is nicely tucked away from your main living space & leads to the awesome MUDROOM w/built in lockers that lead to your DOUBLE ATTACHED GARAGE. Carry on to the OPEN CONCEPT living space noting the GAS FIREPLACE w/tile surround & WOOD MANTLE. The custom blinds open up to your good sized east facing back yard - fully developed & fenced. The dining space leads out to your east facing deck - perfect for morning coffee or watching the kids walk to the school just a block away. The kitchen is not to be outdone w/herringbone backsplash, GRANITE COUNTERS, slide in SS stove, French door water/ice fridge, central ISLAND & corner walk through PANTRY. Upstairs find 2 good sized secondary bedrooms, bonus room/loft (perfect HOME OFFICE SPACE), 4 pc MAIN BATH w/GRANITE counter & tile floor, laundry room w/LG washer/dryer included & lastly the PRIMARY SUITE. This suite boasts a 5 pc luxury ensuite w/GRANITE, HEATED FLOORS, sep JETTED TUB, upgraded shower & dual sinks. The WIC is not to be outdone - incredible amount of storage space and a bright west facing window. The basement is home to the 4th bedroom, another 4 pc bath (w/same upgraded finishing as the other bathrooms) as a great rec room space. There is a rough in for another washer & dryer down here as well as storage space. The home is also roughed in for AC. Don't miss this opportunity to own a home in Airdrie's desirable COOPERS CROSSING - near 6 schools, miles of pathways linking the

community to shopping & parks as well as Cooper's Pond & voted Airdrie's best community for the last 12 years in a row.