

74 Reynolds Gate SW
Airdrie, Alberta

MLS # A2197833



\$499,900

Division:	South Point		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,476 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage

Inclusions: NA

Welcome to this gorgeous, air-conditioned, original-owner townhouse with "NO CONDO FEES", located across from a scenic pond, in the family-friendly community of South Point! Highly Upgraded and boasting almost 1500 SF of developed space for your family! Bonus of extra street parking right out front, plus a detached garage with parking pad out back! From your cozy west-facing front porch, you'll enjoy stunning pond views. This home is packed with thoughtful upgrades, including laminate flooring, 9' ceilings, and a cozy gas fireplace in the spacious great room. The chef-inspired kitchen features stunning Quartz countertops, upgraded stainless steel appliances (including a new microwave & dishwasher), a large center island, and a subway tile backsplash, making it the perfect space for cooking and entertaining. The adjacent dining area is ideal for family meals or game nights with friends. A new deck in the back offers a private outdoor retreat, complete with new privacy fencing and direct access to your single detached garage with an additional parking pad. Rounding out the main floor is a 2 pce powder room. The upper level offers a large primary suite with a walk-in closet and a full 4-piece ensuite, as well as two additional generous-sized bedrooms sharing a second full bathroom. A convenient flex space completes the upper floor. The basement is ready for your personal touch, offering ample storage and laundry space, along with potential for further development. As an extra bonus the hot water tank is less than a year old. Your gorgeous new home is located close to schools, including Northcott Prairie Elementary, plus a beautiful pond, walking & bike paths, green space & parks, and close to all amenities including shopping, medical, groceries, with easy access to 40th Ave & QE11 highway will take you to Cross Iron Mills Mall or

Calgary in minutes. Remember NO CONDO FEES!! Don't miss out—schedule your private viewing today and make this exceptional townhouse your new home!