

492 Reynolds Avenue SW
Airdrie, Alberta

MLS # A2266364



\$569,900

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,597 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Paved, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to this beautifully cared for family home in the popular Coopers Crossing community of Airdrie. It offers a perfect mix of comfort, convenience and friendly vibes. Step inside to a bright and open main level filled with natural light and a warm, welcoming feel. The kitchen is a real showpiece with crisp white cabinetry, quartz counters, stainless steel appliances and a striking grey island that adds both contrast and character. The open concept design connects the kitchen, dining and living spaces for effortless flow, while durable vinyl plank flooring adds both style and practicality. A handy half bath and spacious front entry complete the main floor that works well for everyday living. Upstairs, the primary suite provides a relaxing retreat with a walk in closet and private ensuite, while two additional bedrooms and a full four piece main bathroom offer plenty of space for family or guests. The convenience of laundry on the upper level makes daily routines simple and efficient. The fully developed basement adds even more versatility to the home with an additional bedroom, a full four piece bathroom and a comfortable open area that works perfectly for movie nights, workouts or a quiet home office. The original owners have kept this home in pristine condition and it is a no pet, no smoking home. You will enjoy the cool comfort of central A/C and the convenience of a separate side entrance. Outside, the deck and landscaped yard are ready for your enjoyment, complete with a gas line for your BBQ. Right across the street is a playground with a zip line plus tennis and basketball courts that bring outdoor fun right to your doorstep. Three schools are within walking distance, and Coopers Town Promenade offers groceries, coffee and everyday essentials just a short walk away. Quick access to Highway 2 keeps your commute simple. The Coopers Crossing Residents

Association keeps the neighborhood lively with events like Movie in the Park, Halloween celebrations, garage sale weekends and holiday lighting displays. This great community has parks, pathways and thoughtful planning that make it one of Airdrie's most loved places to call home. Is this the one for your family? Book a showing and find out!