

\$614,900 - 428 Reynolds Avenue Sw, Airdrie

MLS® #A2137017

\$614,900

5 Bedroom, 4.00 Bathroom, 1,572 sqft

Residential on 0.07 Acres

Coopers Crossing, Airdrie, Alberta

Location location location. 3D tour available. Elevate your lifestyle in this impeccably designed park facing (Basketball court/kids play area) Duplex in the prestigious No 1 community of Coopers Crossing. This 2023 Fully finished property comes with 5 Bed/3.5 baths and total of 2268 sq ft living space. The entrance opens into a spacious living area adjoining a gorgeous two tone kitchen that has a large island, quartz counters, stainless steel appliances, plenty of cabinets along with a spacious pantry. The mud room is located perfectly, just next to the rear entrance with access to the garage and backyard. Upstairs, this house features 3 bedrooms, laundry area and 2 full bathrooms. The master bedroom spacious enough for a king-size bed with 3 piece ensuite and walk-in closet. The other two rooms are cozy and well-lit, sharing a common 4pc bathroom. Basement is fully developed by builder with a separate entrance and 9 feet ceiling heights featuring 2Beds/1 full bath and big rec room. City of Airdrie's Land Use Bylaw allows under Discretionary Land Uses a secondary suite on R2 zoning. There is a double detached garage with back alley access and lots of street parking. Super close to 40 Ave exit to Deerfoot and 3 schools are in 5 mins drive range. Cooper's Town Promenade plaza which includes McDonalds/Shoppers/Save on Foods/Liquor store/DQ/Dental & Medical Clinic/Childcare/Gas Station/Craft Brewery and lots of other amenities are just 3-4 mins walk



from property. In addition, you can walk or drive to several national retailers and big-box stores in Sierra Springs. These include Home Depot, Walmart Supercentre, London Drugs, Petland, and Winners. This opportunity will not last long.

Built in 2023

Essential Information

MLS® #	A2137017
Price	\$614,900
Sold Price	\$610,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,572
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	428 Reynolds Avenue Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0X2

Amenities

Amenities	None, Other
Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Basketball Court, Other, Playground, Private Entrance
Lot Description	Back Lane, Back Yard, Street Lighting, Other
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 15th, 2024
Days on Market	15
Zoning	R2
HOA Fees	80.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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