

\$574,900 - 476 Reynolds Avenue Sw, Airdrie

MLS® #A2176371

\$574,900

3 Bedroom, 3.00 Bathroom, 1,067 sqft
Residential on 0.07 Acres

Coopers Crossing, Airdrie, Alberta

Discover a rare gem in the heart of Cooperâ€™s Crossing â€“ Nearly 2000 sqft fully developed bungalow that combines thoughtful design, spacious interiors, and low-maintenance living, ideal for those seeking both style and ease of care in a premier neighbourhood. From the moment you arrive, youâ€™ll appreciate the practicality of this home, with a concrete patio out back and an aluminum patio cover included, offering year-round outdoor enjoyment with minimal upkeep. Inside, this home impresses with its open-concept design and 10-foot-high ceilings that add an airy, expansive feel to the main living areas. The kitchen is laid out to maximize both functionality and storage, with ample cabinetry that ensures every item has its place. The main floor is designed for ultimate convenience, featuring two generously sized bedrooms, including a primary suite with its own ensuite bathroom, as well as a separate 4-piece bathroom to accommodate family or guests. For added ease, laundry hook-ups are located right on the main floor, providing flexibility and accessibility. Air conditioning & gas line to bbq. Venture downstairs to the builder-developed basement, a space thoughtfully finished to expand the homeâ€™s livable area. Here, youâ€™ll find a spacious bedroom and a full bathroom, along with a large family room perfect for gatherings or relaxed evenings at home. Additionally, the basement boasts a fantastic laundry room



complete with countertops and a sink, making laundry a breeze! Walk to the store and shopping centre. Over 6km of mature pathways and ponds to walk and explore. Put this one on your list!

Built in 2022

Essential Information

MLS® #	A2176371
Price	\$574,900
Sold Price	\$571,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,067
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	476 Reynolds Avenue Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5G2

Amenities

Amenities	Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, Vinyl Windows, Low Flow Plumbing Fixtures, Quartz Counters
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Stove, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard, Courtyard, Dog Run, BBQ gas line, Playground
Lot Description	Back Lane, Low Maintenance Landscape, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed, Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2024
Date Sold	March 13th, 2025
Days on Market	134
Zoning	R2
HOA Fees	85.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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