

## 656 Reynolds Crescent SW Airdrie, Alberta

**MLS # A2240673**


# \$799,900

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,169 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Hood Fan, Solar Panels, Shed, my Q smart system

Welcome to your dream home in the heart of Coopers Crossing&mdash;Airdrie&rsquo;s most sought-after, award-winning community with over 44 acres of parks, winding trails, and wide-open green space. With six nearby schools and Coopers Town Promenade just steps away, everything you need is right around the corner. Sitting proudly on a huge pie-shaped lot, this beautifully finished two-storey gem offers over 3,000 sq. ft. of stylish, functional living space. Perfect for big families, blended families, or &ldquo;we-just-need-more-space&rdquo; families! Upstairs, you'll find FOUR spacious bedrooms&mdash;including a super-flexible bonus room turned bedroom with a removable wall (office, playroom, teen retreat? You choose!). The kitchen is a total showstopper: quartz counters, stainless steel appliances (hello gas stove!), a walk-through pantry big enough to dance in, and a sunny dining area overlooking your fully landscaped backyard. Fire up the BBQ&mdash;there&rsquo;s a gas line waiting on the deck! Need more room to spread out? The fully finished walkout basement is ready for whatever you imagine&mdash;home theatre, home gym, games room, or even multi-gen living. Bonus: the insulated ceiling keeps noise down and comfort up. Upstairs, the primary suite is basically a spa retreat: huge walk-in closet, dual sinks, a dreamy soaker tub, and separate shower. And yes&mdash;upstairs laundry with a built-in sink makes laundry day way easier. Other features worth bragging about? Cozy upgraded carpet | Main floor flex room (home office, anyone?) | Solar panels (hello energy savings!) | Oversized garage with MyQ smart system Commuting to Calgary? Easy. Need shops, schools, or trails? All close by. Want it all in one place? You just found it. Don&rsquo;t wait&mdash;homes like this don&rsquo;t come around often

in Coopers. Come see it today!