

# \$589,900 - 452 Reynolds Avenue Sw, Airdrie

MLS® #A2241724

**\$589,900**

2 Bedroom, 3.00 Bathroom, 1,477 sqft

Single Family on 0.07 Acres

Coopers Crossing, Airdrie, Alberta

Beautiful property inside and out - your new Home awaits you!! Great location across from a park, steps to the local school in one direction, shopping in the other direction, with easy access to Deerfoot and 8th Street, which is the backroad to Balzac, making any commute much shorter! Prior to entering, you will love the low to no-maintenance landscaping, professionally done with the extra touch: walking stones, fully fenced, Dog run, perennials all together make for stunning curb appeal! The Main floor is very open, with tile flooring as you enter, then LVP throughout the Livingroom, Kitchen and Dining area. Separate Mudroom with 2-piece Powder Room, hooks for coats, easy to add a bench or lockers even! The Living Room has a stunning yet simple feature wall surrounding the Fireplace and attached TV with Tile surround, that then leads into the WOW kitchen with large Quartz c-top Island, light gray cabinetry with lots of storage! Stainless steel appliances, oversized pantry make this kitchen very functional! Select antique lighting package with ceiling fans round out this great look and feel! Central AC also adds to the overall feel, custom blinds that are top down, can allow light or black out for those movie watching moments! Look out to the great yard, with full width deck, gate for the dog, large grass area that is still large enough for a trampoline if desired! Perennial bed as well, such a well-rounded package, located against the oversized Double Detached garage with a wide paved lane. The



lower level is unfinished, with Rough-in plumbing, easily made into a great play area for the kids, or future Bedroom, or Exercise and Media room! Move in, do nothing, ready for immediate occupancy if needed! (id:6289)

Built in 2021

### Essential Information

Listing #	A2241724
Price	\$589,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,477
Acres	0.07
Year Built	2021
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	452 Reynolds Avenue Sw
Subdivision	Coopers Crossing
City	Airdrie
Province	Alberta
Postal Code	T4B5G2

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Garburator, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX Realty Professionals
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