



**GRASSROOTS**  
REALTY GROUP

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**656 Reynolds Crescent SW  
Airdrie, Alberta**

**MLS # A2225592**



**\$869,000**

<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 award-winning community of Coopers Crossing&mdash;Airdrie's premier neighbourhood, offering over 44 acres of parks, green spaces, and walking trails. With six established schools and the convenience of Coopers Town Promenade just steps away, this location is second to none. This beautifully finished two-storey home is situated on an oversized pie-shaped lot, perfect for large or growing families. Boasting over 3,000 sq. ft. of developed living space, the home features four spacious bedrooms upstairs&mdash;including one that was a bonus room converted into a bedroom with a removable wall, offering flexibility to suit your lifestyle. At the heart of the home is a chef-inspired kitchen with upgraded stainless steel appliances (including a gas stove), gorgeous quartz countertops, a massive walk-through pantry, and a generous dining area that overlooks the beautifully landscaped backyard. A gas line on the deck makes BBQ season a breeze. Whether you're entertaining guests or enjoying family dinners, this space is sure to impress. The fully finished walk-out basement offers tremendous versatility. The ceiling has been insulated for added comfort and soundproofing&mdash;ideal for a home theatre, gym, play area, or multi-generational living. Upstairs, the primary suite is a true retreat with a huge walk-in closet, dual vanities, a soaker tub, and a separate shower. You'll also appreciate the upper-floor laundry room with built-in sink, as well as three additional bedrooms and a full main bathroom. Additional highlights include upgraded carpet throughout, a main floor flex room perfect for a home office or playroom, solar panels, and an oversized double garage equipped with a MyQ smart system for modern convenience. With quick access to Calgary, major highways, schools, shopping, and every amenity, this home truly

has it all. Don't miss your chance to live in one of Airdrie's most desirable communities—book your private showing today!