



GRASSROOTS
REALTY GROUP

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**656 Reynolds Crescent SW
Airdrie, Alberta**

MLS # A2240673



\$799,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	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—Airdrie’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 “we-just-need-more-space” families! Upstairs, you'll find FOUR spacious bedrooms—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—there’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—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—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’t wait—homes like this don’t come around often

in Coopers. Come see it today!