



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**38 Reynolds Gate SW**  
**Airdrie, Alberta**

**MLS # A2255844**



**\$510,000**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,937 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Room to Grow, Space to Play &ndash; and No Condo Fees! This spacious 4-bed, 3.5-bath townhome with garage offers over 2,650 sq. ft. of thoughtfully designed living space that feels just right for family life. On the main floor, the open-concept layout makes daily living easy and comfortable. A cozy electric fireplace warms up the living room, while the kitchen shines with quartz counters, a central island with seating, and stainless steel appliances. There&rsquo;s plenty of room for family dinners in the dining area, and a handy half bath keeps the main floor functional for busy mornings and guests. Upstairs, the primary suite is a true retreat with its walk-in closet and 4-piece ensuite. Two more bedrooms and a full bath mean everyone has space of their own. But the real surprise comes with the third-floor bonus room &ndash; a massive, light-filled space with dormer windows, perfect for movie nights, a playroom, or even a teen hangout. Double doors open to a sweet little balcony where you can enjoy morning coffee or watch the kids play. The finished basement adds a fourth bedroom, a full bath, and a bright rec room &mdash; ideal for guests, hobbies, or extra family space. Outside, you&rsquo;ll find a fully landscaped and fenced yard, a deck with privacy wall, and charming curb appeal with trees and shrubs. A single detached garage and extra parking stall check off the must-have list. Tucked across from a peaceful pond and green space, and close to schools and shopping, this home is the whole package &ndash; blending comfort, convenience, and room to grow.