



GRASSROOTS
REALTY GROUP

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

**1001 Reynolds Crescent SW
Airdrie, Alberta**

MLS # A2268036



\$619,900

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,710 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions:	NA
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Welcome to this brand new, never lived-in semi-detached home located on a desirable corner lot in the award-winning community of Coopers Crossing, Airdrie. Designed with comfort, style, and functionality in mind, this home offers everything a modern family could want. Highlights: Brand new & never occupied Corner lot 3 bedrooms + bonus room, 2.5 bathrooms Double attached garage Rear deck (10' x 9.9') Side entrance Upper-floor laundry Soft-close cabinets, stainless steel appliances, chimney hood fan

The main floor features an open-concept layout with a bright and spacious living area, a well-appointed dining space, and a contemporary kitchen showcasing stainless steel appliances, chimney-style hood fan, and soft-close cabinetry. A convenient two-piece washroom and access to a 10' x 9.9' rear deck complete this level & perfect for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, a large bonus room, and two full bathrooms, including a beautifully finished ensuite. The laundry room is thoughtfully located on the upper floor for added convenience. This home also includes a double attached garage (19'3" x 19'7"), a separate side entrance to the basement, and abundant natural light from multiple windows. Situated in one of Airdrie's most sought-after neighborhoods, Coopers Crossing is known for its beautiful parks, walking trails, green spaces, and proximity to excellent schools, shopping, and all amenities. Experience the exceptional lifestyle Coopers Crossing has to offer with this stunning new home