



**GRASSROOTS**  
REALTY GROUP

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**925 Reynolds Lane SW**  
**Airdrie, Alberta**

**MLS # A2268640**



**\$699,700**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Coopers Crossing  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,821 sq.ft.  | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Parking Pad, See Remarks                        |               |                  |
| <b>Lot Size:</b> | 0.07 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, See Remarks, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, See Remarks, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A  |                   |      |

Brand-New Luxury Awaits in Prestigious Coopers Crossing! Seize an amazing opportunity to own a truly custom, NEW, Never Occupied home in the highly sought-after community of Coopers Crossing. Custom-built by the esteemed 2019, 2020, & 2021 BUILD Award Winner, Harder Homes, this stunning 2-storey residence offers 1,821 Sq.Ft. of developed luxury and over \$40,000 in high-end upgrades. ?The open-concept main floor welcomes you with a huge, inviting foyer that leads into a spacious living room featuring a cozy fireplace with a built-in mantel. The custom gourmet kitchen is a chef's dream, boasting white, ceiling-height cabinets, a contrast-color oversized center island, premium quartz countertops throughout, and high-end stainless-steel appliances, including a built-in microwave, gas range, and range hood. A spacious dining nook and a great-sized office complete this level, all enhanced by 9-foot ceilings and 8-foot doors. ?Upstairs, the expansive primary bedroom retreat is a sanctuary with a vaulted ceiling and a deluxe 5-piece ensuite featuring a dual sink vanity, deep tub, and separate shower. Two additional well-sized bedrooms and a second 5-piece bathroom with double sinks provide ample space. Custom built-in closets and an upgraded lighting package are found throughout the home. ?The undeveloped basement offers just over 800 Sq.Ft. of potential, featuring 9-foot ceilings, a separate side entrance, and a bathroom rough-in, ready for you to finish to your exact needs. Key Features Include: ?Unique outside elevation, sloped roof lines & color scheme. ?Huge windows for abundant natural light. ?Premium quartz countertops everywhere. ?Walk-in distance to Coopers Plaza Promenade, green space trails, parks, and schools. ?Don't miss this chance for immediate, brand-new luxury living. Call to book your private viewing today!

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