



**GRASSROOTS**  
REALTY GROUP

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

**936 Reynolds Lane SW**  
**Airdrie, Alberta**

**MLS # A2274664**



**\$639,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Main Floor Office &bull; Oversized Double Garage (Bring Your Trucks! 8 Feet Tall Door) &bull; Upper Loft &bull; Side Entrance Basement &bull; Triple-Pane Windows! Welcome to your brand new 2025 home in the award-winning community of Coopers Crossing Airdrie. Sitting proudly on a conventional lot (a.k.a. more yard to actually use), this home is thoughtfully crafted for real life&mdash;working, relaxing, entertaining. Step inside to an open-concept main floor boasting 9&rsquo; ceilings, sunshine for days, and ultra-efficient triple-pane windows to keep you cozy in winter and cool during "why is it so hot?" season. Need a home office or private guest hideaway? The main-level flex room has you covered&mdash;conveniently located next to a sleek bathroom with a floating vanity that practically winks at you. Head upstairs to discover the bonus loft&mdash;perfect for movie nights, homework zones, or staging epic pillow forts. Three generously sized bedrooms await, including a primary suite designed for maximum relaxation with a walk-in closet and a spa-inspired ensuite where you can pretend you&rsquo;re at a resort. Laundry is right down the hall, so no carrying baskets up and down stairs! The unfinished basement (with 9&rsquo; ceilings, painted concrete floors, and a separate side entrance) is a blank canvas. Gym? Secret lair? You decide. Outside, the star of the show: an oversized double detached garage&mdash;big enough for trucks, tools, toys, and possibly your ambitions. The conventional lot also gives you plenty of backyard space for BBQs, gardening, or letting the dog live its best life. All of this is just a short stroll from St. Veronica and Northcott Prairie schools, scenic parks, walking paths, and the Coopers Town Promenade&mdash;home to Sobeys, caf&eacute;s, restaurants, and everything you forgot you needed until five minutes ago. Turn

the key, settle in, and start your next chapter in Coopers Crossing—your future self will thank you.