



GRASSROOTS
REALTY GROUP

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460 Reynolds Avenue SW
Airdrie, Alberta

MLS # A2275961



\$569,500

| | | | |
|------------------|--------------------------------------|---------------|------------------|
| Division: | Coopers Crossing | | |
| Type: | Residential/Duplex | | |
| Style: | 3 Level Split, Attached-Side by Side | | |
| Size: | 1,068 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this impeccably maintained 3-level split in the heart of Cooper's Crossing, ideally positioned across from a park in one of Airdrie's most sought-after communities. Offering over 1,600 square feet of beautifully developed living space, the home features two bedrooms upstairs and one down, complemented by three full bathrooms for exceptional functionality. The chef-inspired kitchen showcases quartz countertops, a gas stove, and generous cabinetry, flowing seamlessly into refined yet inviting living spaces designed for both entertaining and everyday comfort. The lower-level family room provides a warm, versatile retreat, while the unfinished basement with a massive crawl space offers outstanding storage and future potential. Completing the home are low-maintenance rock landscaping, front-load laundry, and a double detached garage that is fully insulated and drywalled. All of this, set close to schools, walking paths, and amenities, delivers elevated living in an exceptional park-side setting.