



**812 Reynolds Manor SW
Airdrie, Alberta**

MLS # A2287244



\$579,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Ring Door Bell

Modern BUNGALOW living with soaring 10' ceilings, a heated DOUBLE DETACHED 19'x21' GARAGE, and an unbeatable location across from a children's park in Coopers Crossing! Built in 2022 and offering 1,119 sq ft of thoughtfully designed space, this 2 Bedroom, 2 Full Bathroom home delivers stylish single level living with an open concept layout and clean contemporary finishes throughout. Step inside and immediately appreciate the airy feel created by the tall ceilings and expansive main living area finished in durable VINYL PLANK flooring. The bright white Kitchen is both timeless and functional, featuring quartz countertops, crisp white cabinetry, stainless steel appliances, and a long peninsula that offers generous prep space and a comfortable eating area, perfect for casual meals or entertaining guests. The Kitchen flows seamlessly into the Dining and Living areas, creating an inviting space ideal for everyday living. The spacious Primary Suite is designed as a comfortable retreat, complete with a large WALK IN CLOSET and a beautifully finished tiled Ensuite featuring a glass shower for a clean, modern look. A second Bedroom and full Bathroom provide flexibility for guests, a home office, or small family living. The unfinished Basement offers excellent future potential, ready for your vision with room to expand your living space exactly how you need it with 3 large windows and rough in plumbing for a bathroom. Outside, you'll appreciate the fenced yard, heated and insulated DOUBLE DETACHED GARAGE, offering year round comfort and valuable storage. Conveniently close to 40th Avenue for quick access into Calgary, this home combines convenience, modern design, and low maintenance living in one of Airdrie's most desirable communities. Welcome home!