



825 Reynolds Manor SW
Airdrie, Alberta

MLS # A2303362



\$599,999

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|------------------|------------------------|---------------|------------------|
| Division: | Coopers Crossing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,621 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s) | | |
| Inclusions: | curtain rod | | |

Why wait for a new build when you can move into this 2023 home right now? It perfectly hits that sweet spot between clean, modern design and a space that actually feels like home. Between the bright quartz countertops and the sleek glass railing staircase, the main floor feels open, airy, and full of light. The location is a huge win, too. You're just steps away from the playground and basketball courts—ideal for keeping the kids active—and close enough to schools and shopping that errands don't feel like a chore. There's a reason Coopers Crossing is a local favorite; the pathways and community vibe are hard to beat. It's completely move-in ready and spotless. All that's left to do is move your furniture in and enjoy.