



**74 Reynolds Gate SW  
Airdrie, Alberta**

**MLS # A2197833**



**\$499,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage

**Inclusions:** NA

OPEN HOUSE - SATURDAY MARCH 8th, 1:00 to 3:00 PM... Welcome to this gorgeous, air-conditioned, original-owner townhouse with "NO CONDO FEES", located across from a scenic pond, in the family-friendly community of South Point! Highly Upgraded and boasting almost 1500 SF of developed space for your family! Bonus of extra street parking right out front, plus a detached garage with parking pad out back! From your cozy west-facing front porch, you'll enjoy stunning pond views. This home is packed with thoughtful upgrades, including laminate flooring, ceilings, and a cozy gas fireplace in the spacious great room. The chef-inspired kitchen features stunning Quartz countertops, upgraded stainless steel appliances (including a new microwave & dishwasher), a large center island, and a subway tile backsplash, making it the perfect space for cooking and entertaining. The adjacent dining area is ideal for family meals or game nights with friends. A new deck in the back offers a private outdoor retreat, complete with new privacy fencing and direct access to your single detached garage with an additional parking pad. Rounding out the main floor is a 2 pce powder room. The upper level offers a large primary suite with a walk-in closet and a full 4-piece ensuite, as well as two additional generous-sized bedrooms sharing a second full bathroom. A convenient flex space completes the upper floor. The basement is ready for your personal touch, offering ample storage and laundry space, along with potential for further development. As an extra bonus the hot water tank is less than a year old. Your gorgeous new home is located close schools, including Northcott Prairie Elementary, plus a beautiful pond, walking & bike paths, green space & parks, and close to all amenities including shopping, medical, groceries, with easy access to 40th Ave & QE11

highway will take you to Cross Iron Mills Mall or Calgary in minutes. Remember NO CONDO FEES!! Don't miss out&mdash;schedule your private viewing today and make this exceptional townhouse your new home!