

38 Reynolds Gate SW
Airdrie, Alberta

MLS # A2255844



\$510,000

Division:	South Point		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,937 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Room to Grow, Space to Play – and No Condo Fees! This spacious 4-bed, 3.5-bath townhome with garage offers over 2,650 sq. ft. of thoughtfully designed living space that feels just right for family life. On the main floor, the open-concept layout makes daily living easy and comfortable. A cozy electric fireplace warms up the living room, while the kitchen shines with quartz counters, a central island with seating, and stainless steel appliances. There’s plenty of room for family dinners in the dining area, and a handy half bath keeps the main floor functional for busy mornings and guests. Upstairs, the primary suite is a true retreat with its walk-in closet and 4-piece ensuite. Two more bedrooms and a full bath mean everyone has space of their own. But the real surprise comes with the third-floor bonus room – a massive, light-filled space with dormer windows, perfect for movie nights, a playroom, or even a teen hangout. Double doors open to a sweet little balcony where you can enjoy morning coffee or watch the kids play. The finished basement adds a fourth bedroom, a full bath, and a bright rec room — ideal for guests, hobbies, or extra family space. Outside, you’ll find a fully landscaped and fenced yard, a deck with privacy wall, and charming curb appeal with trees and shrubs. A single detached garage and extra parking stall check off the must-have list. Tucked across from a peaceful pond and green space, and close to schools and shopping, this home is the whole package – blending comfort, convenience, and room to grow.