

**496 Reynolds Avenue SW**  
**Airdrie, Alberta**

**MLS # A2274303**



**\$559,900**

<b>Division:</b>	Coopers Crossing	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b> 2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot	

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Fully Upgraded | Semi-Detached | 1,588 SqFt | Quartz Countertops | High Ceilings | Wide Plank Flooring | Large Windows | Great Natural Lighting | Two Toned Kitchen | Stainless Steel Appliances | Kitchen Island with Barstool Seating | Pantry | Mud Room & Powder Room | 3 Spacious Upper Level Bedrooms | 2 Full Bathrooms | Upper Level Laundry | Unfinished Basement | Great Backyard | Deck | Fully Fenced | Double Detached Garage with Rear Lane Access. Here's your opportunity to reside in 9 times community of the year: Copper Crossing in Airdrie. This fully upgraded, semi-detached house is available for quick possession. This 2023 built property comes with a plethora of stunning upgrades, a double detached garage, and a side entrance to the 9ft high basement. The entrance opens into a spacious living area bright with natural light. The open concept floor plan adjoins the living room to a gorgeous two tone kitchen that has a large island, quartz counters, stainless steel appliances, plenty of cabinets along with a spacious pantry. The rear dining room overlooks the backyard. The mud room is located perfectly, just next to the rear entrance with access to the garage, backyard, and a wooden deck with a barbecue gas line. This level is complete with a 2pc powder room. Upstairs, this house features 3 bedrooms, a laundry area, and 2 full bathrooms. The primary bedroom spacious enough for a king-size bed, has a walk-in closet and 5 pc ensuite with a separate stand-alone shower and a soaker tub. The other two rooms are cozy and well-lit, sharing a common 4pc bathroom with a tub/shower combo. The unfinished basement is a blank canvas for your future development needs. The basement has a separate entrance and a 3 pc rough-in. The mechanicals are neatly done in one corner which leaves a good space for future developments. Outside, the backyard has the deck

for summer BBQs but is also fully fenced which adds to your family's price. Hurry and book your showing today, because this one is sure to sell fast!