

800 Reynolds Manor SW
Airdrie, Alberta

MLS # A2222382



\$779,900

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|-----------|--|--------|------------------|
| Division: | Coopers Crossing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,834 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangu | | |

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|-------------|---|------------|------|
| Heating: | ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) | | |
| Inclusions: | Washer, dryer, Fridge, Stove, Dishwasher, Microwave, Range Hood, 2xGarage Door Opener, Dishwasher, Blinds, ceiling fans | | |

This beautifully designed 2023-built corner lot offers ample modern living space with 3 bedrooms, 2.5 bathrooms, and premium upgrades throughout. The open-concept main floor features a dedicated office/den, main floor laundry, and a chef's kitchen equipped with a gas stove, stainless steel appliances, and smart Wi-Fi functionality. Upstairs, enjoy a spacious bonus room and a luxurious primary suite with double sinks, a stand-up shower, and a soaker tub. Outside, relax on your front porch at sunset or entertain in the fully fenced backyard with a rear-attached double garage featuring Wi-Fi and camera capabilities. Enjoy year-round comfort with central A/C (under warranty). The unfinished basement with a separate entrance offers creative freedom to the next owners!