

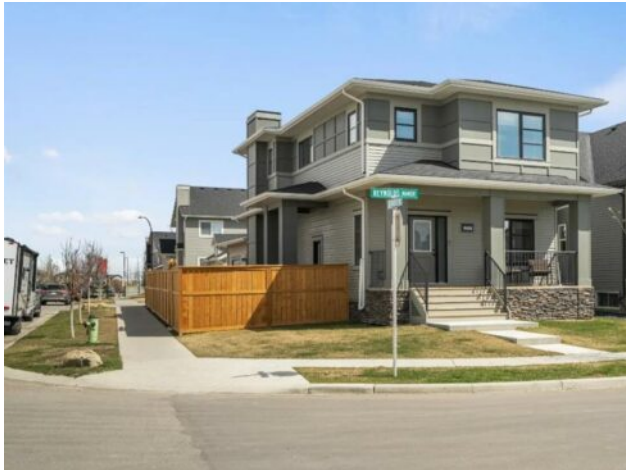


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

800 Reynolds Manor SW
Airdrie, Alberta

MLS # A2222382



\$779,900

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		

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!