



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**652 Reynolds Crescent SW  
Airdrie, Alberta**

**MLS # A2312809**



**\$800,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,428 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Pie Shaped Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Cedar, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** Central Vac + Attachments (attachments "as is"), Green Mudroom Bench, Alarm & Security System (no contract)

**\*\*OPEN HOUSE SUN MAY 31ST 12-2PM\*\***Modern design meets everyday function in this beautifully maintained, like new, FULLY FINISHED 6-BEDROOM HOME (with 4 beds up!) set on a pie-shaped lot in Airdrie's top community of Coopers Crossing. A striking front entry with a feature wall creates a memorable arrival, while luxury vinyl plank flooring, upgraded lighting and a soft neutral colour palette carry a cohesive look throughout the main level. Gather around the gas fireplace in a living area designed for comfort, with built-in speakers enhancing every moment from quiet evenings to lively gatherings. Cooking feels effortless in a thoughtfully designed kitchen featuring quartz countertops, timeless subway tile, a gas stove, stainless steel appliances and a walk-through pantry that simplifies grocery unloading. Entertaining flows naturally into the dining space where extended cabinetry and a serving bar add both style and function. A tucked-away den with built-ins supports work or study needs without interrupting the main living areas. Upstairs, a vaulted bonus room sets the stage for movie nights or game days, creating a flexible hub for daily life. Retreat to a primary bedroom with soaring ceilings, built-in speakers and a private connection to a spa-inspired ensuite featuring dual sinks, a deep soaker tub, a separate rain shower and a generous walk-in closet. All additional bedrooms upstairs feel bright and well-sized, including one with a feature wall and walk-in closet, while a stylish 4-piece bathroom and upper-level laundry add convenience. Downstairs, a fully developed basement expands possibilities with large windows, recessed lighting, and durable flooring throughout. Two oversized bedrooms accommodate a variety of needs, from extended family to fitness or hobby space, complemented by a beautifully finished bathroom with an oversized fully

tiled shower, in floor heating and elevated finishes. Outdoor living comes together in a fully fenced yard where the pie-shaped design creates extra room to play, relax or garden, with trees adding privacy and a high quality composite deck ready for barbecuing or unwinding. Other notable features include Cat 6 wiring, wired in ceiling speakers with SONOS amp to control from your phone, 220V in garage, blocking added in basement for TV's, basement office sonopan soundproofing installed on ceiling/ partition wall for sound proofing, and there is extra sound proof insulation installed between upstairs bedrooms. Daily routines stay simple with Coopers Crossing School serving K&ndash;5 just a short walk away, while St. Veronica School for K&ndash;8 is also within easy reach, making morning drop-offs and after-school pickups seamless. Nearby parks, playgrounds, and pathways create space to unwind outdoors, while shopping, dining, and everyday essentials remain only minutes from home. Quick access to major commuter routes supports an easy drive into Calgary or across Airdrie, bringing convenience and a well-rounded community lifestyle.