

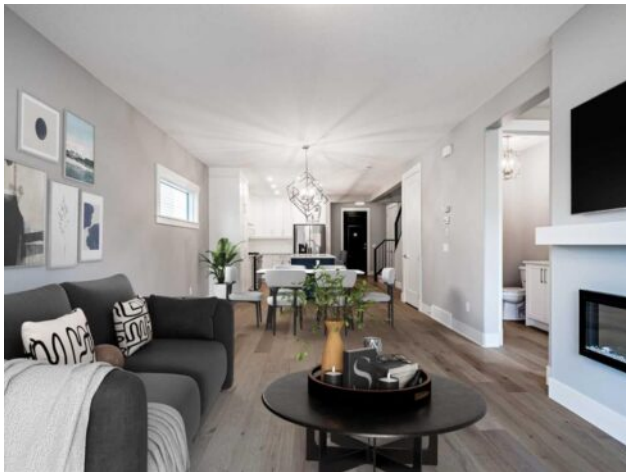


GRASSROOTS
REALTY GROUP

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925 Reynolds Lane SW
Airdrie, Alberta

MLS # A2321844



\$679,800

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Brand-New Luxury Awaits in Prestigious Coopers Crossing! Seize an amazing opportunity to own a truly custom, NEW, Never Occupied home in the highly sought-after community of Coopers Crossing. Custom-built by the esteemed 2019, 2020, & 2021 BUILD Award Winner, Harder Homes, this stunning 2-storey residence offers 1,821 Sq.Ft. of developed luxury and over \$40,000 in high-end upgrades. The open-concept main floor welcomes you with a huge, inviting foyer that leads into a spacious living room featuring a cozy fireplace with a built-in mantel. The custom gourmet kitchen is a chef's dream, boasting white, ceiling-height cabinets, a contrast-color oversized center island, premium quartz countertops throughout, and high-end stainless-steel appliances, including a built-in microwave, gas range, and range hood. A spacious dining nook and a great-sized office complete this level, all enhanced by 9-foot ceilings and 8-foot doors. Upstairs, the expansive primary bedroom retreat is a sanctuary with a vaulted ceiling and a deluxe 5-piece ensuite featuring a dual sink vanity, deep tub, and separate shower. Two additional well-sized bedrooms and a second 5-piece bathroom with double sinks provide ample space. Custom built-in closets and an upgraded lighting package are found throughout the home. The undeveloped basement offers just over 800 Sq.Ft. of potential, featuring 9-foot ceilings, a separate side entrance, and a bathroom rough-in, ready for you to finish to your exact needs. Key Features Include: Unique outside elevation, sloped roof lines & color scheme. Huge windows for abundant natural light. Premium quartz countertops everywhere. Walk-in distance to Coopers Plaza Promenade, green space trails, parks, and schools. Don't miss this chance for immediate, brand-new luxury living. Please be advised that all furnished room photos are virtually

staged. Call to book your private viewing today!