



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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800 Reynolds Manor SW  
Airdrie, Alberta

MLS # A2241857



**\$699,800**

|           |                                                                               |        |                  |
|-----------|-------------------------------------------------------------------------------|--------|------------------|
| Division: | Coopers Crossing                                                              |        |                  |
| Type:     | Residential/House                                                             |        |                  |
| Style:    | 2 Storey                                                                      |        |                  |
| Size:     | 2,019 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, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped |        |                  |

|             |                                                                                                                                                                                    |            |      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                                                             | Water:     | -    |
| Floors:     | Carpet, Vinyl Plank                                                                                                                                                                | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                                    | Condo Fee: | -    |
| Basement:   | Full, Unfinished                                                                                                                                                                   | LLD:       | -    |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                                                                    | Zoning:    | R1-L |
| Foundation: | Poured Concrete                                                                                                                                                                    | Utilities: | -    |
| Features:   | Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                                                                                                |            |      |

You'll be impressed by this beautifully designed two-story home, which features a REAR - ATTACHED GARAGE and welcoming Front porch, perfect for relaxing while watching the kids at play in the PARK Right Across the Street!!! The craftsmanship is evident and speaks to the QUALITY of a MCKEE Built HOME. This HOME is ideal for those running a Home-Based Business, as it includes a dedicated office space just off the Foyer. The Kitchen is a CHEFS dream, equipped with high quality stainless steel appliances, GAS STOVE, Elegant Quartz countertops, and ample space to gather with friends and Family. This main floor boasts several impressive features, including a laundry room, and a spacious great room that is highlighted by an electric FIREPLACE and an eye catching FULL BRICK WALL. These elements combine to create a warm and inviting atmosphere, perfect for both relaxation and entertainment. Additionally, there is a thoughtfully planned SEPARATE ENTRANCE on the Side of the home, allowing for the easy development of the Basement!! Upstairs, you will find a Luxurious Primary Suite featuring a spacious ensuite bathroom with dual sinks, a separate shower, and a relaxing soaker tub. This home includes 2 additional bedrooms along with a Bonus Room making it perfect for families. The yard is Fully Fenced, providing a safe and secure environment for children and pets to play. Deck is spacious enough for your BBQ and outdoor furniture, landscaping has been completed for you as well as a NEWLY installed Air Conditioning System for your comfort. Make this stunning residence in "Coopers Crossing" your next home!