

# \$589,900 - 452 Reynolds Avenue Sw, Airdrie

MLS® #A2241724

**\$589,900**

2 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.07 Acres

Coopers Crossing, Airdrie, Alberta

Beautiful property inside and out - your new Home awaits you!! Great location across from a park, steps to the local school in one direction, shopping in the other direction, with easy access to Deerfoot and 8th Street, which is the backroad to Balzac, making any commute much shorter! Prior to entering, you will love the low to no-maintenance landscaping, professionally done with the extra touch: walking stones, fully fenced, Dog run, perennials all together make for stunning curb appeal! The Main floor is very open, with tile flooring as you enter, then LVP throughout the Livingroom, Kitchen and Dining area. Separate Mudroom with 2-piece Powder Room, hooks for coats, easy to add a bench or lockers even! The Living Room has a stunning yet simple feature wall surrounding the Fireplace and attached TV with Tile surround, that then leads into the WOW kitchen with large Quartz c-top Island, light gray cabinetry with lots of storage! Stainless steel appliances, oversized pantry make this kitchen very functional! Select antique lighting package with ceiling fans round out this great look and feel! Central AC also adds to the overall feel, custom blinds that are top down, can allow light or black out for those movie watching moments! Look out to the great yard, with full width deck, gate for the dog, large grass area that is still large enough for a trampoline if desired! Perennial bed as well, such a well-rounded package, located against the oversized Double Detached garage with a wide paved lane. The



lower level is unfinished, with Rough-in plumbing, easily made into a great play area for the kids, or future Bedroom, or Exercise and Media room! Move in, do nothing, ready for immediate occupancy if needed!

Built in 2021

### Essential Information

MLS® #	A2241724
Price	\$589,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	452 Reynolds Avenue Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5G2

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open
-------------------	--

	Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	52
Zoning	R2
HOA Fees	94
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.