

# \$779,900 - 800 Reynolds Manor Sw, Airdrie

MLS® #A2222382

**\$779,900**

3 Bedroom, 3.00 Bathroom, 1,834 sqft  
Residential on 0.10 Acres

Coopers Crossing, Airdrie, Alberta

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!

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222382  |
| Price          | \$779,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,834     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 800 Reynolds Manor Sw |
| Subdivision | Coopers Crossing      |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 4G2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Stone Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Water Heater, Freezer, Garage Control(s), Gas Range, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer     |
| Heating           | Fireplace(s), Forced Air, ENERGY STAR Qualified Equipment   |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Rain Gutters   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 33             |
| Zoning         | R1-L           |
| HOA Fees       | 94             |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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