# \$499,900 - 74 Reynolds Gate Sw, Airdrie

MLS® #A2197833

## \$499,900

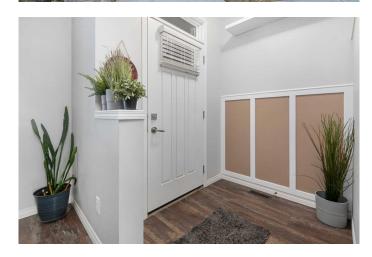
3 Bedroom, 3.00 Bathroom, 1,476 sqft Residential on 0.04 Acres

South Point, Airdrie, Alberta

OPEN HOUSE - SATURDAY MARCH 8th, 1:00 to 3:00 PM... Welcome to this gorgeous, air-conditioned, original-owner townhouse with "NO CONDO FEES―, located across from a scenic pond, in the family-friendly community of South Point! Highly Upgraded and boasting almost 1500 SF of developed space for your family! Bonus of extra street parking right out front, plus a detached garage with parking pad out back! From your cozy west-facing front porch, you'II enjoy stunning pond views. This home is packed with thoughtful upgrades, including laminate flooring, 9' ceilings, and a cozy gas fireplace in the spacious great room. The chef-inspired kitchen features stunning Quartz countertops, upgraded stainless steel appliances (including a new microwave & dishwasher), a large center island, and a subway tile backsplash, making it the perfect space for cooking and entertaining. The adjacent dining area is ideal for family meals or game nights with friends. A new deck in the back offers a private outdoor retreat, complete with new privacy fencing and direct access to your single detached garage with an additional parking pad. Rounding out the main floor is a 2 pce powder room. The upper level offers a large primary suite with a walk-in closet and a full 4-piece ensuite, as well as two additional generous-sized bedrooms sharing a second full bathroom. A convenient flex space completes the upper floor. The basement is ready for your personal touch, offering ample







storage and laundry space, along with potential for further development. As an extra bonus the hot water tank is less thn a year old. Your gorgeous new home is located close schools, including Northcott Prairie Elementary, plus a beautiful pond, walking & bike paths, green space & parks, and close to all amenities including shopping, medical, groceries, with easy access to 40th Ave & QE11 highway will take you to Cross Iron Mills Mall or Calgary in minutes. Remember NO CONDO FEES!! Don't miss outâ€"schedule your private viewing today and make this exceptional townhouse your new home!

#### Built in 2017

## **Essential Information**

MLS® # A2197833 Price \$499,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,476 Acres 0.04

Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 74 Reynolds Gate Sw

Subdivision South Point

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 4J8

#### **Amenities**

Parking Spaces 2

Parking Pad, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed

Lighting, See Remarks, Storage

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener,

Window Coverings

Heating High Efficiency, Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric, Great Room, Mantle

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 28th, 2025

Days on Market 14

Zoning R2-T

# **Listing Details**

Listing Office 2% Realty

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