

# \$499,900 - 6 Reynolds Gate Sw, Airdrie

MLS® #A2225274

**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,459 sqft

Residential on 0.05 Acres

South Point, Airdrie, Alberta

**\*\* Open House Saturday May 31 from 1:00-3:00pm \*\*** Welcome to South Point! Nestled in one of Airdrie's most vibrant and fast-growing communities, this charming and meticulously maintained 2-storey home blends comfort, space, and modern style. From the moment you arrive, you'll be captivated—imagine sipping your morning coffee on the spacious front porch, overlooking the tranquil pond just across the street. Designed for everyday living, the bright and open main floor features a generous living room with large windows and a cozy fireplace that invites natural light and warmth. The stylish kitchen flows seamlessly from the living space and boasts a central island, stainless steel appliances, crisp white cabinetry, and a custom built-in desk—perfect for remote work or homework. The adjacent dining area is ideal for family meals and entertaining, while a convenient 2-piece bath completes the main level. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat with a walk-in closet and private 4-piece ensuite. A second full bathroom provides added convenience for the rest of the family. The professionally finished basement—with permits—adds valuable living space, complete with plush 12mm carpet and luxury underlay for added comfort and insulation. It features a large rec room, a fourth bedroom with its own 4-piece ensuite and walk-in closet, a dedicated laundry area, and ample storage. Additional highlights include no condo fees, a



water softener, a single detached garage with extra parking pad, and low-maintenance landscaping in the backyardâ€”with no rear neighbors for added privacy. Perfectly located in family-friendly South Point, this home is just steps to the pond, playgrounds, sport courts, dog park, and the brand-new Northcott Prairie School. Youâ€™re also within walking distance to Cooperâ€™s Crossing shopping centre (featuring Save-on-Foods, dining, and services) and close to the upcoming South Point Villageâ€”an exciting, master-planned commercial hub. Commuters will appreciate the proximity to major roadways and Airdrieâ€™s South Transit Terminal, offering direct bus service to downtown Calgary. Combining small-town charm with unbeatable urban access, this South Point gem is ready to welcome you home.

Built in 2017

**Essential Information**

MLS® #	A2225274
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,459
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	6 Reynolds Gate Sw
Subdivision	South Point

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4K9

### Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Environmental Reserve, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	4
Zoning	R2-T

### Listing Details

Listing Office	CIR Realty
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