



GRASSROOTS
REALTY GROUP

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2825 Coopers Manor SW
Airdrie, Alberta

MLS # A2221036



\$725,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Alley Access, Double Garage Attached, Double Garage Detached, Driveway,		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Soaking Tub		

Inclusions: Garage heater in attached front double garage, and garage heater in detached rear double garage / shop

A rare opportunity in Coopers Crossing, with 3 bedrooms, a large vaulted bonus room, and TWO HEATED GARAGES. A great family home with an open main floor layout, & notably large windows for great natural light. 9' ceiling truly gives a sense of volume in the space. Neutral tones throughout, with maple hardwood through the main floor, plus an accent carpet area in the living room, with a corner gas fireplace and mantel. Island kitchen with a breakfast bar, large corner pantry, black appliance package including a fantastic GE gas stove, a French door fridge with ice and water, and a Bosch dishwasher. A covered porch welcomes you to the proper front entrance with a generous closet. Main floor laundry with front load washer & dryer on pedestals. Extra storage shelving in the mud / laundry room works well for a busy household. Open staircase to the vaulted ceiling bonus room with extra windows, great for family time or entertaining. All three bedrooms are set away from the family spaces, and the master suite will easily support king sized furniture, and has a true 4 piece ensuite with a soaker tub, glass shower, and a walk in closet. A great, raised deck is accessed from the kitchen eating area, and leads onto a low maintenance concrete patio. This great home has not just one heated double garage, but TWO of them. The oversized, detached shop is accessed from the paved rear lane, and has a 10' ceiling, cavernous storage attic, and even it's own washroom. Anyone with hobbies, extra vehicles, toys, or the need for workspace and storage options that are hard to find, look no further. The unspoiled basement was built with large windows, and has a great layout and ceiling height. This McKee Homes gem is truly one of a kind. Add your own touches to it and make it yours.

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