



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**208 Coopers Grove SW  
Airdrie, Alberta**

**MLS # A2227752**



**\$750,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,511 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Wired for Sound		

**Inclusions:** N/A

Welcome to this beautifully maintained home in the heart of Coopers Crossing—one of Airdrie’s most desirable communities. With over 2,500 sq ft above grade & a fully finished basement, this home blends warmth, function & timeless style. Rich millwork, hardwood floors & thoughtful details flow throughout. A two-way stone fireplace connects the elegant dining room & cozy family room, while the spacious kitchen offers granite countertops, gas stove & an abundance of cabinetry. The sunlit dining nook overlooks the backyard & is perfect for everyday meals. Upstairs you'll find three generous bedrooms including a serene primary retreat with walk-in closet & ensuite, plus a massive bonus room with an office & access to a private balcony. The lower level features a large rec space, full bath & extra room ideal for a gym, guests, or hobbies. Central A/C, a tiled laundry room with storage & proximity to schools, parks, pathways & shopping complete the package. Move-in ready & waiting for its next chapter!