



GRASSROOTS
REALTY GROUP

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**601, 15 Coopersfield Link SW
Airdrie, Alberta**

MLS # A2231091



\$644,900

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,401 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Welcome to Acadia Villas, an exclusive gated community nestled within the highly desirable Cooper's Crossing neighborhood. This rare offering features just 40 meticulously crafted bungalows, presenting a unique opportunity for discerning homeowners. This exceptional bungalows, spanning 1,401 square feet, showcases a thoughtfully designed open-concept main living area. A soaring 15-foot vaulted ceilings create a bright and airy ambiance, enhancing the sense of spaciousness throughout. This particular home features two bedrooms, two bathrooms, a back hall, and a convenient laundry room. The primary bedroom is a true sanctuary, also boasting its own vaulted ceiling for an added touch of grandeur. The luxurious five-piece ensuite is a spa-like retreat, complete with a walk-in shower, a freestanding soaker tub, and elegant double sinks. Every detail within these homes reflects a commitment to luxury. High-end finishes abound, including sleek quartz countertops with undermount sinks, durable luxury vinyl plank and elegant tile flooring in all bathrooms, ensuring a sophisticated and comfortable living experience. For those envisioning even more space, the unfinished basement presents limitless potential. Whether you desire additional bedrooms, an expanded living area, or a personalized recreational space, the possibilities are endless.