



GRASSROOTS
REALTY GROUP

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**130, 100 Coopers Common SW
Airdrie, Alberta**

MLS # A2231132



\$485,000

Division:	Coopers Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage

Inclusions: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer (Fully furnished negotiable, in as-is condition)

Welcome to Coopers Crossing, where convenience meets comfort in this charming 2 storey townhome! Nestled in a quiet block, this home boasts 3 bedrooms, 3.5 baths, and a host of recent upgrades including A/C, double attached garage & beautifully just finished basement. As you step inside, you're greeted by the spacious, sunlit open-concept layout, highlighted by 9' ceilings and gleaming hardwood floors throughout. The heart of the home is the chef's kitchen, featuring granite countertops, wooden cabinetry, a breakfast bar island, SS appliances and a large pantry, perfect for culinary enthusiasts and entertainers alike. Enjoy cozy evenings by the corner gas fireplace in the living area, ideal for relaxing with family and friends. Just off the kitchen you have a dining nook for formal meals with patio door leading to the rear deck. Nicely finishing off the main area you have a guest 2pc bathroom & access to the double attached garage. Upstairs, discover your private oasis in the primary suite, complete with a 4-piece ensuite and a walk-in closet. Two additional great-sized bedrooms, additional 4pc bathroom and a convenient laundry area complete the second floor, offering ample space for a growing family or guests. The just finished basement adds valuable living space, featuring a spacious family room or recreation area with newer carpet floors, 3pc bathroom with glass shower & plenty of storage options. Outside, the east-facing private deck is perfect for enjoying summer BBQs or morning coffee. Located within walking distance to schools, parks, shopping, and public transit, this home combines luxury with practicality. All furniture is negotiable for sale & sold in as-is condition. With low condo fees and no yard work or snow removal to worry about, this is an exceptional opportunity to enjoy the best of Coopers Crossing living. Don't miss out, schedule your viewing today!