



GRASSROOTS
REALTY GROUP

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154 Cooperswood Place SW
Airdrie, Alberta

MLS # A2233360



\$599,900

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,725 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

*** OPEN HOUSE JULY 5 AND JULY 6 FROM 12PM TO 2PM*** Welcome to your dream home in prestigious Coopers Crossing. Nestled on a quiet street in one of Airdrie's most sought-after communities, this beautifully maintained home in Coopers Crossing offers timeless charm and modern comfort. A sunny south-facing front porch welcomes you with warmth and curb appeal, setting the tone for the inviting space inside. Step through the front door into a bright and spacious open-concept main floor featuring 9' ceilings and stylish laminate flooring throughout. The cozy front living room centers around a striking gas fireplace, perfect for relaxing after a long day. Just off the living area, the dining room easily accommodates a large table—ideal for entertaining family and friends—accented by a contemporary feature light fixture. At the heart of the home, the chef-inspired kitchen impresses with two-tone cabinetry in crisp white and grey, gleaming granite countertops, a classic subway tile backsplash, stainless steel appliances, and a central island with seating. Completing the main level is a built-in tech center, a convenient 2-piece bath, and a mudroom with laundry just off the garage entrance. The fully fenced backyard provides a great outdoor space for summer gatherings or relaxing evenings, and the detached garage offers secure parking and extra storage. Upstairs, the primary suite is your personal retreat, featuring a spacious walk-in closet and a luxurious spa-like ensuite. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level. The unfinished basement is a blank canvas, ready for your future development plans and added equity. Located just minutes from schools, parks, and pathways, including Cooper's Crossing K 5 and St. Veronica's K 8, this home

offers the perfect blend of lifestyle, location, and livability. With easy access in and out of Airdrie, you’ll love calling this exceptional property home.