



**GRASSROOTS**  
REALTY GROUP

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**154 Cooperswood Place SW**  
**Airdrie, Alberta**

**MLS # A2233360**



**\$594,900**

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

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

**Inclusions:** N/A

\*\*\*OPEN HOUSE JULY 26 FROM 11AM 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&#8201;5 and St. Veronica's K&#8201;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.