



**GRASSROOTS**  
REALTY GROUP

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**185 Coopers Close  
Airdrie, Alberta**

**MLS # A2236756**



**\$674,900**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,781 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

OPEN HOUSE SATURDAY, JULY 19, 1-3PM

Welcome to Your Dream Home in Coopers Crossing & Airdrie's #1 Community for 12+ Years! Step into this fully renovated, move-in-ready gem nestled in the heart of one of Airdrie's most prestigious neighborhoods & Coopers Crossing, celebrated for its family-friendly vibe, top-rated schools, scenic pathways, and unbeatable access to shopping, parks, and Calgary. Property Highlights: 2-Storey | 4 Bedrooms | 3.5 Bathrooms | ~1,780 Sqft Built in 2001 & Fully Upgraded Top to Bottom Massive Backyard & Perfect for kids, pets & entertaining Gorgeous New Kitchen & Modern cabinets, quartz counters & brand-new appliances New Flooring, Doors, Lighting & Fresh Paint Throughout NO Carpet Upstairs & Luxury vinyl flooring on the 2nd level New Roof & Siding (2019) New Hot Water Tank (2023) Fully Developed Basement (2023) Currently rented to excellent tenants Why Coopers Crossing: Live where Airdrie families thrive! Top schools, beautiful parks, scenic pathways, and all amenities at your doorstep & plus quick access to Calgary for an easy commute. Check out the video tour and 3D walkthrough to picture yourself living in this beautiful home! Don't miss this incredible opportunity & book your private showing today!