



GRASSROOTS
REALTY GROUP

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**702, 110 Coopers Common SW
Airdrie, Alberta**

MLS # A2239496



\$499,900

Division:	Coopers Crossing		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,689 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	NA		

All the Space of a Detached Home - None of the Upkeep! It's rare to find a townhome that lives like a detached house, but this is one of those rare gems. With over 2,400 sq ft of developed living space, OVERSIZED DOUBLE GARAGE & sunlight pouring through large windows on every level, this beautifully UPGRADED 4 BEDROOM, 3.5 BATHROOM home checks every box. From the moment you walk in, you'll appreciate the soaring 9 foot ceilings, open-concept layout and timeless finishes. The bright, modern kitchen features GRANITE counters, STAINLESS appliances, Island bar with seating for 4+ and sleek WHITE CABINETRY - perfect for daily living and entertaining. The main floor also includes a COZY GAS FIREPLACE and an abundance of natural light that makes the whole space feel warm and welcoming. Upstairs, the grand primary suite is a showstopper with CATHEDRAL VAULTED CEILINGS, a SPA-LIKE 5 PIECE ENSUITE & walk-in closet. You'll also find two more spacious bedrooms, a full 4 piece bath and convenient UPPER-FLOOR LAUNDRY. There is also a little flex nook area - ideal for a kids homework station. The FULLY FINISHED BASEMENT offers flexibility, with a large family/games room, a 4th bedroom and 3 piece bathroom with beautiful tiled walk-in shower. Outside, relax or have a BBQ on your SUNNY SOUTH facing deck. All of this is nestled in a prime, walkable community - with the added luxury of "lock-and-leave" living and no exterior maintenance to worry about. This home has it all: Space, Style, Storage & Smart Layout. Exceptional value with an unbeatable location.