



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**116, 100 Coopers Common SW  
Airdrie, Alberta**

**MLS # A2243143**



**\$479,900**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, No Neighbours Behind, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome home to this exquisite executive 3-bedroom townhouse nestled within the highly sought-after complex of Coopers Gardens. Step inside and immediately feel the expansive ambiance created by 9-foot ceilings throughout the main level. Light streams generously through the open-concept living space, creating a warm and inviting atmosphere. The fully appointed kitchen seamlessly connects to the living area, making it an entertainer's dream. Imagine effortlessly hosting gatherings while still being part of the conversation. Upstairs, you'll discover a generously sized primary bedroom, a true sanctuary featuring a private ensuite bathroom and a convenient walk-in closet. Two additional well-proportioned bedrooms, a full 4-piece bathroom, and a cleverly designed stacked washer and dryer complete the second floor, offering both comfort and practicality. The finished basement provides even more living space, boasting a large family room, an additional bathroom, and ample storage. Step out from the kitchen onto your semi-private backyard and patio, the perfect spot for a bbq. Enjoy the convenience of condominium living, where landscaping and snow removal are meticulously maintained for you. Parking is never an issue with space for four vehicles: two in the attached garage and two additional spots directly in front. The complex also offers a lovely greenspace and an abundance of visitor parking, ensuring your guests always have a place to park. A nominal HOA fee paid yearly (included in the condo fees) maintains the acres of green space, water features & parks in Cooper's Crossing.