



GRASSROOTS
REALTY GROUP

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263 Coopers Hill SW
Airdrie, Alberta

MLS # A2243169



\$914,800

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Landscaped, Lawn, See Rem		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Vinyl Windows		
Inclusions:	Hot Tub, Irrigation System, Tv Mounts. (TV's Excluded)		

Nestled in the sought-after community of Cooper's Crossing, this beautifully upgraded and fully developed home offers the perfect blend of luxury, comfort, and location. Situated on a premium lot backing directly onto lush, scenic pathways, this stunning residence enjoys both privacy and picturesque views year-round. With a walk-out basement and over 3,000 square feet of refined living space, this is a rare opportunity for the discerning buyer. Inside, the home boasts five spacious bedrooms, ideal for growing families or guests. Every detail has been thoughtfully enhanced over the past few years with high-end upgrades that elevate everyday living. Enjoy year-round comfort with central air conditioning, and stay cozy during cooler months with not one, but two fireplaces – one on the main level and one in the fully finished walk-out basement. The chef-inspired kitchen and open-concept main floor are perfect for entertaining, while built-in closet organizers and custom mudroom lockers add convenience and elegance to your daily routine. Step outside to the expansive, no-maintenance upper deck where outdoor living is a dream come true. Take in peaceful greenbelt views or unwind in the included hot tub after a long day. The fully landscaped yard features an irrigation system and built-in outdoor speakers for the ultimate backyard experience. Curb appeal is enhanced with a sleek, permanent exterior LED lighting system that adds year-round charm and functionality. From holiday displays to elegant evening ambiance, your home will always stand out. This exceptional property combines thoughtful design, luxury upgrades, and an unbeatable location in one of Airdrie's most desirable communities. Truly move-in ready, and ready to impress – don't miss your chance to call this showpiece home.

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