



GRASSROOTS
REALTY GROUP

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2604 Coopers Circle SW
Airdrie, Alberta

MLS # A2248739



\$724,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,553 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Stove, Refrigerator, Dishwasher, Microwave hoodfan, Washer, Dryer, Water Softener, Window Coverings, TV and TV Mount - lower level, garden hoses & reels, A/C, hood fan in garage, Fridge/Freezer (in garage), Garage Control x 1, Shelving in garage & basement, workbenches in garage, shed, bobcat picture, fan remotes x2, fireplace remote x1, outdoor storage (side of house), central vacuum & attachments

Rare opportunity in Cooper's Crossing! This beautifully maintained and fully developed bungalow offers over 3,000 sq ft of finished living space on a landscaped and fenced lot in one of Airdrie's most sought-after communities. The open-concept main floor features vaulted ceilings, a spacious kitchen with dining area, pantry and island, formal dining area, cozy great room with gas fireplace, a huge primary bedroom with 5 pc ensuite complete with separate shower and soaker tub and walk-in closet. Also on the main floor are these key features - office, 2pc powder room, the convenience of main floor laundry and walkout access to the oversized deck (freshly painted)—perfect for entertaining! The fully finished basement adds two large bedrooms, a 4 pc bath with electric in floor heating and soaker tub, and a massive recreation room, ideal for movie nights or gatherings. Plenty of storage on the lower level. The oversized heated garage with hot/cold taps, an extra fridge/freezer and extended driveway provide ample parking and storage. Cooper's Crossing is one of Airdrie's most prestigious and award-winning communities, known for its beautifully landscaped streets, extensive pathway system, and family-friendly atmosphere. Residents enjoy close proximity to top-rated schools, parks, ponds, playgrounds, and convenient access to shopping, dining, and major commuter routes. This home shows 10/10—a rare bungalow in Cooper's Crossing that won't last long!