



GRASSROOTS
REALTY GROUP

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352 Coopersfield Rise SW
Airdrie, Alberta

MLS # A2250106



\$1,050,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,512 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Hello GORGEOUS! This 2023 energy-efficient bungalow with air-conditioning is timeless. Located in the prestigious neighborhood of Coopers Crossing in SW Airdrie, the renowned quality of McKee Homes is unmistakable. The area offers schools, restaurants, shopping, bike trails, and green spaces. Notably, it provides a safe place to raise a family or enjoy retirement. A high level of value is evident in this custom-built home with its tasteful upgrades, abundant storage, and low-maintenance yard. Ten-foot ceilings welcome you along with luxurious LVP flooring throughout the main floor. The chef's kitchen is complete with quality KitchenAid appliances, quartz counters, and a spacious adjoining butler's pantry with a second BLANCO sink, bar fridge, microwave, and extra cabinets. Black trim windows and light fixtures present an understated elegance. The fully developed lower level flaunts nine-foot ceilings and four bright privacy glass windows. It offers two bedrooms with massive closets, a spacious rec room, full bathroom, an oversized storage area, central vac, and two furnaces. The roomy double garage has excessive storage and a paint-free door. Professionally fenced and landscaped, the yard is a breeze to maintain. A large deck with privacy panels provides extra entertaining space. No detail has been missed in this like-new home that could soon be yours.