



GRASSROOTS
REALTY GROUP

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130 Cooperswood Place SW
Airdrie, Alberta

MLS # A2250560



\$594,900

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,755 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE Sunday August 24th 2:00pm - 4:00pm. Welcome to 130 Cooperswood SW — a beautifully appointed, fully finished two-story duplex located in the prestigious and family-friendly community of Coopers Crossing. Offering over 2,600 sq ft of total living space, this home blends modern style, function, and comfort in one of Airdrie's most sought-after neighborhoods. From the inviting front veranda and timeless curb appeal to the thoughtful interior layout, every detail has been designed with livability in mind. The open-concept main floor features a large den/home office, mudroom with rear access to the fenced and landscaped backyard, and a spacious kitchen outfitted with stainless steel appliances, a center island with flush eating bar, pantry, and ample cabinetry. The cozy living room centers around a gas fireplace, creating a warm and welcoming space for relaxing or entertaining. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a stylish 4-piece ensuite featuring a soaker tub and separate shower. A second 4-piece main bath and convenient upper-floor laundry make family life a breeze. Downstairs, the fully finished basement expands your living space with a 4th bedroom, trendy 3-piece bathroom, and large recreation/flex area — ideal for a home gym, media space, or playroom. Enjoy outdoor living in your fenced backyard, perfect for kids and pets, with easy access to your double detached garage. Steps from paths, playgrounds, and schools, and just minutes to shopping, dining, and amenities. This home is turn-key and move-in ready, ideal for families seeking comfort, space, and lifestyle in Airdrie's most desired community.

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