



**GRASSROOTS**  
REALTY GROUP

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**137, 100 Cooper's Common SW  
Airdrie, Alberta**

**MLS # A2251869**



**\$459,750**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,164 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees		

<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>	\$ 422
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this stunning bungalow villa in the highly sought-after community of Coopers Crossing. This 4-bedroom, 3-bathroom end-unit home offers an upscale feel with its 9' ceilings, open-concept layout, and beautifully finished hardwood floors throughout. With southwest exposure, the main floor is flooded with natural light, creating a warm and inviting atmosphere. The spacious kitchen features bright white cabinetry, a large island, and a walk-in pantry, blending seamlessly into the dining area and living room. Gather with ease around the cozy corner gas fireplace, the perfect focal point for both everyday living and entertaining. The massive primary suite includes space for a sitting area, a large walk-in closet, and a spa-like ensuite with a jetted tub. A second bedroom (or office) with gorgeous corner windows and a convenient main-floor laundry complete this level. Downstairs, you'll find a fully developed lower level with two oversized bedrooms, a huge recreation room with space for a games area or additional dining table, and a meticulously maintained utility/storage room. Enjoy outdoor living with a charming front porch, perfect for your morning coffee, and a back deck ideal for afternoon BBQs. The fully finished garage with epoxy floors keeps things neat and clean, and central air conditioning ensures year-round comfort. Living here means a truly hassle-free lifestyle — lawn care and snow removal are all taken care of, leaving you more time to enjoy the beautiful, tree-lined, private community of Coopers Gardens. With schools, shopping, dining, and walking paths all close by, this villa offers the perfect balance of comfort, convenience, and community in one of Airdrie's most desirable neighborhoods.