



GRASSROOTS
REALTY GROUP

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118 Coopers Close SW
Airdrie, Alberta

MLS # A2258549



\$665,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Air Conditioner, Shed

***OPEN HOUSE - SUNDAY SEPT. 21 FROM 1:30-3:30 PM!! *** STUNNING Coopers Home. Want space, style, and all the upgrades without the sky-high Coopers price tag? With 2677 SF of development, this 3 + 1 bedroom, 3.5 bath beauty is your ticket into coveted Coopers Crossing — with room for the whole crew and then some. Inside, a BRAND NEW CUSTOM KITCHEN sparkles under stunning new lighting, flowing seamlessly across fresh LVP flooring into a sun-soaked SOUTH great room with cozy gas fireplace. A large foyer, handy front closet, main floor laundry, and new half bath make everyday living a breeze. Upstairs, a sprawling bonus room is ready for movie nights, while the lovely primary retreat features a walk-in closet and spa-like ensuite with soaker tub. Two more bedrooms share a full bath — perfect for kiddos, home offices or guests. Then there's the basement, also known as The KidCave! — fully finished and fabulously cool, with a sit-up wet bar, family room, 4th bedroom, craft room, storage, and a HEATED FLOOR bathroom! NEW WINDOWS, FRESH PAINT, air conditioning, and Telus fibre optics are just the icing on this already-delicious cake. And that private south backyard? A lush oasis with underground sprinklers, brick patio, huge deck, gas line, garden shed, and plenty of room to play or unwind. Plus: extra-wide driveway, 24x19 attached garage, and a charming front patio to escape the afternoon sun. Why Coopers? It win's best community every year for good reason! Tucked on a quiet Close, steps to the best Airdrie schools, parks, pathways, the Promenade and Coopers Boardwalk and all the amenities — this one is the total package. You need to see this yesterday! :D