



**GRASSROOTS**  
REALTY GROUP

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**204, 201 Cooperswood Green SW  
Airdrie, Alberta**

**MLS # A2259642**



**\$569,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,927 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Enclosed, Front Drive		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 352
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Door Opener		

Unbeatable Value for a fully finished 2 Storey offering over 2,300 square feet of fully developed space with 4 huge bedrooms, 4 bathrooms, a bonus room, and a dbl garage! This home features a bright south-facing backyard, with AC and loads of gorgeous upgrades providing ample room for both relaxation and entertaining. As you enter you are welcomed by a seamless open-concept floor plan that gracefully blends the living room, dining, and kitchen areas. Large windows allow natural light to fill the space, while the south-facing rear deck offers the perfect backdrop for summer barbecues and outdoor gatherings. The kitchen is a true heart of the home, ideal for preparing family meals and hosting guests. It boasts a quartz island that overlooks the main living area, ceiling-height shaker style cabinetry, sleek stainless-steel appliances, and a built-in pantry with microwave for added convenience, and upgraded light fixtures throughout the space. Upstairs, the spacious primary suite serves as a peaceful retreat, featuring a walk-in closet and a luxurious 5-piece ensuite complete with a soaker tub, standalone shower, and dual vanities. A large bonus room nearby offers additional living space—perfect for a family media room, homework zone, or home office. Two additional full-sized bedrooms, a well-appointed 4-piece bathroom, and a conveniently located laundry room round out the upper level. The fully finished basement is ideal for multi-generational living or accommodating guests. It includes a fourth bedroom, a generous recreation area, and a full 3-piece bathroom, perfect for teens, visitors, or extended family. Enjoy summer evenings on the covered south-facing balcony, which includes a gas line for grilling and overlooks the shared green space, offering a peaceful and family-friendly setting. Additional features include 9-foot ceilings

on both the main floor and basement, central air conditioning for year-round comfort, and upgraded lighting throughout the home. Condo fees include common area maintenance, exterior insurance, and reserve fund contributions—ensuring a low-maintenance lifestyle in a well-managed community. This exceptional property offers everything a growing family needs—space, comfort, style, and a location that supports a connected and vibrant lifestyle. Welcome to your new home.