



**GRASSROOTS**  
REALTY GROUP

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**116, 100 Coopers Common SW  
Airdrie, Alberta**

**MLS # A2261634**



**\$459,900**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, No Neighbours Behind, Underground Sprinklers		

<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>	\$ 419
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this fantastic 3-bedroom townhouse in the popular Coopers Gardens complex. The main floor feels open and spacious thanks to 9-foot ceilings and lots of natural light. The open-concept living area flows right into the kitchen, which is perfect for entertaining guests—you can cook and still be part of the conversation. Upstairs, the main primary bedroom is large and includes its own private bathroom and walk-in closet. The second floor also has two more good-sized bedrooms, a full second bathroom, and a stacked washer and dryer for easy laundry. The basement is finished and gives you extra living space with a large family room, another bathroom, and plenty of storage. Off the kitchen, there's a semi-private patio and yard that's great for BBQs. You get the convenience of condo living here: landscaping and snow removal are taken care of for you. Parking is easy with space for four vehicles: two in the attached garage and two spots right outside. The complex also has a nice green space and lots of visitor parking. A small annual fee (included in your condo fees) covers the upkeep of the large parks, green areas, and water features throughout the broader Cooper's Crossing neighbourhood.