



**GRASSROOTS**  
REALTY GROUP

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**2581 Coopers Circle SW**  
**Airdrie, Alberta**

**MLS # A2266136**



**\$799,900**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,191 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, See Remarks, Single Garage L		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Hanging racks in garage, Blinds

Welcome to 2581 Coopers Circle SW in the vibrant sought after community of Coopers Crossing. This well appointed home boasts over 3000 sq ft in total development. With abundant large windows, central air conditioning for those hot days and gleaming hardwood floors this home is oozing with warmth and functionality right from the moment you enter into the open concept floor plan. The main floor consists of a mud room that you will love with individual storage space, a separate office with built-ins, 2 pc bathroom and then come on into your dream Chefs kitchen featuring expansive granite countertops, a coffee corner, copious amounts of cabinets, pantry and a huge island with extra seating space for entertaining or just your family. All this open to your large dining area and a spacious living room that has floor to ceiling windows. Upstairs boasts a bonus room for your family to spend time together around the beautiful gas fireplace, a 4pc bathroom, separate laundry room and 3 good sized bedrooms including the luxurious Primary bedroom large enough for a king bed and furniture complete with a walk-in closet and a spa like 4pc ensuite. There is plenty of additional living space with the fully finished lower level. Here you will find another 4pc bathroom, a den which can possibly be a future bedroom, a work out area, and a huge recreation/family room, a cozy 3 way gas fireplace and the best part yet is a Murphy Bed on the wall for those guests that stay over! A highlight of this property is the covered deck for you to enjoy year around with yet another gas fireplace! There is even more...no need to mow the back lawn with this artificial turf that looks so real, a gazebo to put your hot tub under, concrete pad for extra entertaining space and a single car garage that can be used to park a car or maybe even for your gym. No need to worry about parking as there is also a

attached oversized garage. This is a Beautiful Home that you will not want to miss out on!