

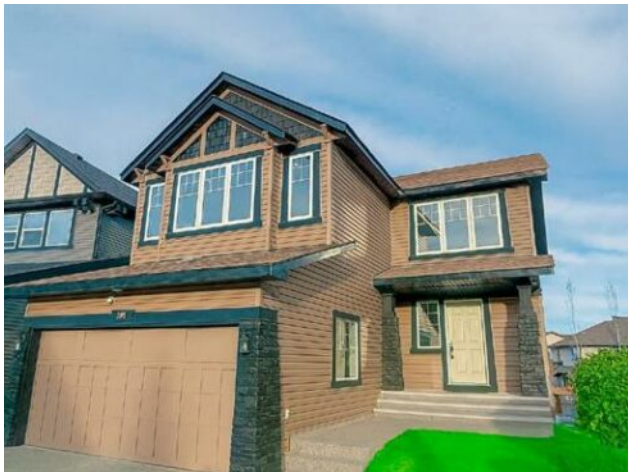


GRASSROOTS
REALTY GROUP

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208 Coopers Hill SW
Airdrie, Alberta

MLS # A2266940



\$719,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

| NEWLY RENOVATED | 4 BEDS | 3.5 BATHS | WALKOUT BASEMENT | DOUBLE ATTACHED GARAGE | Welcome to this bright and newly renovated 2-storey home located in the community of Coopers Crossing! Featuring 4 bedrooms and 3.5 bathrooms, this home offers a functional layout for families and entertaining. The main level boasts an open-concept kitchen with quartz countertops, a matching island, soft-close cabinetry, and a spacious pantry. The adjacent dining area opens up to a balcony—ideal for enjoying your morning coffee. There’s also a versatile nook near the front entrance that can be used as a second dining area, home office, or cozy reading space. The kitchen flows seamlessly into the large living area with a cozy electric fireplace. A 2-piece bathroom completes this level. Upstairs, you’ll find three good-sized bedrooms including a spacious primary bedroom with a walk-in closet and private 4-piece ensuite. A large flex room on this level provides extra space for a home office, playroom, or entertainment area. Another full 4-piece bathroom adds convenience for the rest of the household. The fully finished walkout basement offers a fourth bedroom, a 3-piece bathroom, and a large rec/living area with direct access to the backyard. Located close to shopping, parks, and schools. Don’t miss out—book your showing today!