



**217 coopers Grove SW  
Airdrie, Alberta**

**MLS # A2267001**

**\$739,900**

**Division:** Coopers Crossing

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,312 sq.ft. **Age:** 2007 (19 yrs old)

**Beds:** 5 **Baths:** 3 full / 1 half

**Garage:** Double Garage Attached, Multiple Driveways

**Lot Size:** 0.13 Acre

**Lot Feat:** Back Yard



**Heating:** Central, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar

**Inclusions:** none

Exceptional 5-Bedroom Home with Fully Finished (Illegal) Basement Suite in Coopers Crossing. Welcome to this beautifully maintained 2 Storey home offering over 3,000 sq. ft. of elegant living space on a spacious 5,575 sq. ft. lot in the highly sought-after community of Coopers Crossing. Designed for comfort, style, and functionality, this property is perfect for families seeking quality craftsmanship and a modern open-concept layout. The main floor features a bright and welcoming great room with a corner gas fireplace, seamlessly connected to a gourmet kitchen complete with stainless steel appliances, laminate countertops, a large central island, and a walk-through pantry. A dining nook, main-floor laundry, and powder room add to the home's everyday convenience. Upstairs, discover three generous bedrooms, including a primary suite with a walk-in closet and spa-inspired ensuite bathroom. A spacious bonus room offers versatility for a home office, media room, or play area. Two additional full bathrooms provide comfort and convenience for the entire family. The fully finished (illegal) basement suite includes two bedrooms, a kitchen, living area, and bathroom—ideal for extended family, guests, or potential rental use. Enjoy outdoor living in the fully fenced backyard, featuring a deck perfect for relaxing or entertaining. Located in the prestigious Coopers Crossing community, this home is close to schools, parks, gas stations, 7-Eleven, and all essential amenities. This property offers an exceptional combination of design, functionality, and location—a must-see opportunity for discerning buyers.