



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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 (18 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.