



**430 Coopers Drive SW
Airdrie, Alberta**

MLS # A2278967



\$739,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,568 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Triangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-13-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Separate Entrance		
Inclusions:	Gem Stone lights		

This light-filled home offers 3,687 sq. ft. of total finished living space designed for everyday living and flexibility. The main floor welcomes you with an open-to-below entry that brings in abundant natural light. A versatile front office can also function as a secondary seating area, while the living room features a gas fireplace that anchors the space. The kitchen is well-equipped with granite countertops, a gas range, and pantry, making it suitable for both daily use and entertaining. Upstairs, the primary bedroom is set apart with double-door entry and a 5-piece ensuite. A large bonus room at the front of the home works well as a media or play area, complemented by two additional bedrooms and an upper-level laundry closet. The fully finished walk-up basement includes a separate entrance to an illegal suite, complete with its own kitchen, fourth bedroom, two furnaces, and hookups for a second washer and dryer;ideal for extended family or added flexibility. Outside, permanent Gemstone architectural lighting enhances the exterior, while rear alley access allows for RV parking or the option to add a second garage. Located close to schools and everyday amenities, this home offers space, function, and convenience for modern family living.