



GRASSROOTS
REALTY GROUP

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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 D		
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.