



GRASSROOTS
REALTY GROUP

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123, 100 Coopers Common SW
Airdrie, Alberta

MLS # A2279751



\$449,900

Division:	Coopers Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,458 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Cooper's Gardens- this beautifully maintained, spacious end-unit townhome offers 2 bedrooms, 2.5 bathrooms, and over 1,450 sq ft of living space, complete with a double attached garage and additional driveway parking. Perfectly positioned on a large corner pie lot in the award-winning community of Coopers Crossing, this home offers a low-maintenance lifestyle with no yard work or snow removal to worry about. Step inside to an inviting open-concept layout featuring 9' ceilings and an abundance of natural light pouring in through expansive windows. The corner location allows sunshine to fill the home throughout the day, creating a bright and welcoming atmosphere. The chef-inspired kitchen is both stylish and functional, showcasing stainless steel appliances, a breakfast bar island, and a spacious corner pantry, all seamlessly connected to the dining and living areas-ideal for entertaining family and friends. The living room is warm and inviting, centered around a cozy fireplace, with a tasteful blend of hardwood and carpet flooring throughout. Upstairs, you'll find two generous primary suites, each complete with its own spacious 4-piece ensuite and large walk-in closet-perfect for guests, family, or a shared living arrangement. The unfinished basement features high ceilings, rough-in plumbing, and two large windows, offering excellent potential for future development and your own design ideas. Additional highlights include central air conditioning, a central vacuum system, and a well-managed, pet-friendly complex (with board approval). Enjoy the convenience of being within walking distance to schools, parks, ponds, pathways, and local amenities. With low condo fees, pride of ownership throughout, and an unbeatable location, this home offers exceptional value in one of Airdrie's most desirable award winning communities .Check it

out!