



**346 Cooperstown Common SW
Airdrie, Alberta**

MLS # A2287775



\$799,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,297 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Nest thermostat, Security System Chattels, Projector Screen in Theatre Room, Projector in Theatre Room, Electric recliner in theatre room, 4 tower speakers, 2 subwoofers, 1 center speaker, 2 ceiling speakers, 1 A/V receiver, Deep freezer in garage

Welcome to a home that feels special from the moment you arrive. Set on a quiet street in Coopers Crossing, this beautifully finished two storey offers over 3300 sq ft of thoughtfully designed living space and the kind of curb appeal that instantly draws you in. Mature trees frame the yard, and the extended WEST FACING COVERED FRONT PORCH invites you to slow down and stay awhile. Inside, HARDWOOD FLOORS and ceilings create a warm, open feel. A versatile front den or formal dining room flows into a private home office through etched glass FRENCH DOORS, perfect for working from home in comfort. Updated lighting and a refreshed powder room add a modern touch. At the heart of the home, the GRAND KITCHEN features dark cabinetry, GRANITE COUNTERS, STAINLESS APPLIANCES including a new dishwasher and Samsung Bespoke fridge, a massive OVERSIZED ISLAND, and a coveted CORNER PANTRY. The sunny breakfast nook opens to the backyard, while the great room with GAS FIREPLACE offers a cozy place to gather. Upstairs, a central BONUS ROOM creates separation and privacy. The primary suite is bright and expansive with VAULTED CEILINGS, two WALK-IN CLOSETS one with an organizer, and a 5 piece ensuite complete with DUAL VANITIES, SOAKER TUB, and OVERSIZED WALK-IN SHOWER. Two additional spacious bedrooms, an updated 4 piece bath, and UPPER FLOOR LAUNDRY complete the level. The FULLY FINISHED BASEMENT adds incredible flexibility with ceilings, LUXURY VINYL PLANK flooring, a large rec room with ELECTRIC FIREPLACE, a fully-equipped Theatre Room WIRED FOR SOUND, a fourth bedroom, and a 3 piece bath. Outside, the deck is wired for a future hot tub, surrounded by mature trees, providing complete privacy in the summer, and newly added perennials in

the FULLY FENCED yard. The OVERSIZED DOUBLE DETACHED GARAGE is insulated and drywalled, and CENTRAL AC keeps you cool all summer. Located right on Cooper's extensive pathway system connecting to ponds, parks, schools, and shopping, this move-in ready home offers space, comfort, and a location that truly stands out. Come experience it in person. Book your showing today!