



GRASSROOTS
REALTY GROUP

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**306 Cooperstown Common SW
Airdrie, Alberta**

MLS # A2290937

\$735,000



Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,092 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, On Street, Wo		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Brackets & Arms, Gemstone Lights, Shelves: 2 in Office, 1 in 2nd Bedroom and 2 in Living Room, Attached Work Bench and Overhead Rack in Garage.		

Impeccably finished from top to bottom, with thoughtful upgrades, elegant spaces, a private backyard retreat, AND an OVERSIZED 24x22 Detached Double Garage! From the moment you step inside off the covered front porch, a welcoming tile Foyer leads you into a bright main floor where rich hardwood floors and elegant design details create a warm, inviting atmosphere. Just off the front entrance is a private Home Office with French doors and bright windows —perfect for working from home or a quiet study space. The Dining area is extremely spacious and features a striking chandelier, flowing seamlessly into the Living Room and Kitchen. Natural light floods the Living Room, with a cozy gas fireplace with a mantle, framed by two bookcase cabinets. French doors open to the partially covered back deck, creating a natural connection between indoor and outdoor living. The Kitchen is perfectly designed for both everyday life and entertaining, showcasing granite countertops, full-height cabinetry, SS appliances and a large island designed for gathering. A convenient tiled Laundry & Mudroom just off the kitchen offers a folding counter, additional cabinetry, and built-in bench with hooks, keeping coats and bags neatly organized. Completing this open-concept main level is a 2-pc Bathroom with pedestal sink & an opening window. Ushered upstairs by the wide carpeted, modern staircase you'll find a spacious Bonus Room filled with sunshine, The Primary retreat boasts vaulted ceiling, a cozy window seat, and a walk-in closet. The 5-pc Ensuite is a true spa-inspired space featuring in-floor heating, a stand-alone soaker tub beneath the big window, separate walk-in corner shower, dual sinks with granite counters, and tons of cupboard / additional drawer storage. Central A/C and UV window protection has been added to enhance comfort and efficiency in this

home. Also upstairs are 2 more spacious Bedrooms, an organized Linen Closet, and a beautifully finished 4-pc Bathroom with granite counters and tile flooring. The FULLY FINISHED BASEMENT expands your living space with impressive 9ft ceilings, a massive Family Room/ Recreation area, extra space for your Home Gym, a FOURTH BEDROOM, a stunning 3-pc Bathroom with an O/S walk-in shower and great vanity storage, AND loads of extra storage options. Outside, the beautifully landscaped backyard feels like a private oasis with mature trees & gardens, a partially covered deck for relaxing or entertaining, and a stamped concrete patio and pathway to the Garage. Last but certainly not least - the oversized 22'x24' Double Detached Garage with PAVED LANE ACCESS! Located in one of Airdrie's most sought-after communities, this home is just steps from parks, pathways, schools, and the many amenities of Coopers Promenade. Don't miss the chance to call this luxurious property HOME, book a private showing TODAY.