



**GRASSROOTS**  
REALTY GROUP

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**2832 Coopers Manor SW**  
**Airdrie, Alberta**

**MLS # A2291220**



**\$600,000**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Coopers Crossing                  |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 2 Storey                          |               |                   |
| <b>Size:</b>     | 1,682 sq.ft.                      | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached, Oversized |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard                         |               |                   |

|                    |                                                                                                     |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | See Remarks                                                                                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                            | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s) |                   |    |

**Inclusions:** NA

Welcome to this beautifully cared for fully developed family home in the heart of Coopers Crossing, one of Airdrie's most loved communities. With 4 bedrooms, over 2,300 square feet of developed living space, an oversized double garage (30' x 20'), and a sunny west facing backyard with no rear neighbours, this is a home that offers the space, comfort, and privacy families are always searching for. The main floor is designed for everyday family living, with a bright open concept layout that brings everyone together. The living room, kitchen, and dining area flow seamlessly, making it easy to stay connected whether you are cooking dinner, helping with homework, or hosting friends and family. Updated flooring adds a fresh feel, while the walk through pantry and convenient half bath make daily life that much easier. Just off the dining area, the covered west facing deck creates the perfect extension of the home, giving you a great space for summer barbecues, relaxing evenings, and watching the kids enjoy the backyard. Upstairs, the spacious primary bedroom offers parents a private retreat with a walk in closet and a full ensuite complete with a separate shower and soaker tub. Two additional bedrooms and another full bathroom make the upper level ideal for growing families. The professionally finished basement adds even more flexibility with a large family room that is perfect for movie nights, a play area, home gym, or teenager hangout, along with a fourth bedroom that also works well as a guest room or home office. With a rare private backyard, no rear neighbours, and a layout that truly works for family life, this is a home where memories are made. Located in the highly desirable community of Coopers Crossing, close to parks, pathways, schools, and amenities, this is an incredible opportunity to put down roots in a home that has been lovingly maintained

and thoughtfully designed for comfortable everyday living.