



GRASSROOTS
REALTY GROUP

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650 Coopers Drive SW
Airdrie, Alberta

MLS # A2295872



\$760,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,461 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage		
Inclusions:	N/A		

This meticulously well kept bungalow in Coopers Crossing, with over 2800 sq ft of living space, features an open-concept main floor designed for effortless living and entertaining. The heart of the home is a bright kitchen equipped with a central island, granite counter tops, and skylight, which flows directly into a vaulted living room anchored by a fireplace. The primary bedroom suite offers a walk-in closet and a 4pc ensuite, complemented on the main level by a dedicated den/office or formal dining room, main floor laundry, a 2 piece bath, and a large two-car garage (21'x23'). The fully developed walk-out basement provides extensive additional living space, centered around a large recreation room with built-in oak shelving and a second fireplace. This lower level also includes two well-sized bedrooms, a private office, a full 4pc bath, and a substantial unfinished area for utility and storage. Outside, the property boasts an elevated rear deck with glass railings overlooking a serene water feature, while the lower level opens to a covered patio and manicured lawn. Book your showing today!