



**217 coopers Grove SW
Airdrie, Alberta**

MLS # A2303255



\$725,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Treed		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier		

Inclusions: none

PRICE TO SELL 5-Bedroom Home in one of the best community of Coopers Crossing in AIRDRIE. Welcome to this beautifully maintained 2-storey home offering over 3,000 sq. ft. of elegant living space on a very large 5,575 sq. ft. lot in the highly sought-after community of Coopers Crossing. Designed for comfort, style, and functionality, this property is perfect for families seeking quality craftsmanship and a modern open-concept layout. The main floor features a bright and welcoming great room with a corner gas fireplace, seamlessly connected to a gourmet kitchen complete with stainless steel appliances, large countertops, a large central island, and a walk-through pantry. A dining nook, main-floor laundry, and powder room add to the home's everyday convenience. The home also features luxurious lighting and brand new laminate flooring installed in 2026 throughout the main living areas and lower-level suite. Upstairs, discover three generous bedrooms, including a primary suite with a walk-in closet and master bathroom. A spacious bonus room offers versatility for a home office or media room additional 2 Bedroom with common bathroom provide comfort and convenience for the entire family. The fully finished (illegal) basement suite includes two bedrooms, a kitchen, living area, and bathroom—ideal for extended family, guests, or potential rental use. Enjoy outdoor living in the fully fenced backyard, featuring a deck perfect for relaxing or entertaining. Located in the prestigious Coopers Crossing community, this home is close to schools, parks, gas stations, 7-Eleven, and all essential amenities. This property offers an exceptional combination of design, functionality, and location — do not miss the opportunity for this beautiful home.