



**403, 110 Coopers Common SW
Airdrie, Alberta**

MLS # A2303776



\$455,000

Division:	Coopers Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 435
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Security Cameras, Digital thermostat, TV wall mounts

Welcome to this beautifully maintained two-storey townhome in the award-winning community of Coopers Crossing, where style, space, and convenience come together in one exceptional property. Offering over 1,700 sq ft above grade plus an additional 1,000 sq ft in the unfinished basement, this home provides an excellent balance of comfortable living today with room to grow tomorrow. Ideally located close to schools, parks, pathways, shopping, and everyday amenities, this is a property that truly delivers on lifestyle. Step inside to a bright and inviting main floor featuring an open-concept design perfect for both everyday living and entertaining. The spacious kitchen is the heart of the home, complete with granite countertops, stainless steel appliances, abundant cabinetry, and a large sit-up breakfast bar island that offers plenty of prep space and casual seating. The adjoining dining area flows seamlessly into the welcoming living room, where a cozy fireplace creates the perfect setting for relaxing evenings at home. The main floor primary suite is a standout feature, offering a generous retreat complete with a walk-in closet and a luxurious 5-piece ensuite with dual sinks and a soaker tub. This sought-after main floor bedroom layout adds comfort and convenience for a variety of lifestyles. Upstairs, you'll find a spacious and versatile bonus room ideal for family movie nights, a second living area, playroom, or home office. This level also includes a second good sized bedroom, an additional full bathroom, and a family room area that offers excellent flexibility for guests, children, or multi-purpose living. The unfinished basement adds approximately 1,000 sq ft of future potential, ready for your personal vision whether you choose to create more living space, a gym, hobby area, or simply enjoy the abundance of storage. Step outside to the large deck,

perfect for summer BBQs or quiet evenings outdoors. Completing the home is the rare convenience of a double attached garage, providing secure parking and extra storage year-round. Lovingly cared for and thoughtfully designed, this Coopers Crossing gem offers the open-concept main floor, spacious kitchen, main floor primary retreat, upper bonus space, attached garage, and incredible future basement potential all in one of Airdrie's most sought-after communities.