



**2808 Coopers Manor SW
Airdrie, Alberta**

MLS # A2143449



\$749,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,434 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed

Welcome to the epitome of luxury and convenience in Coopers Crossing! This exquisite 2-storey home offers 4 bedrooms, 3.5 bathrooms, and an additional office space, providing ample room for work and play. Step inside and be greeted by a freshly painted interior complemented by updated vinyl plank flooring, creating a modern and inviting atmosphere throughout. The main floor features a bright and airy open concept layout, perfect for both daily living and entertaining guests. The well-appointed kitchen is a chef's delight with sleek countertops, stainless steel appliances, and plenty of cabinet space for storage. Upstairs, indulge in a generous and open living area perfect for family gatherings or relaxation. Retreat to the expansive primary suite featuring a spa-like ensuite bathroom with a vanity and sink, a soaking tub, and a separate shower. Two additional bedrooms offer versatility for guests, children, or hobbies. The lower level adds even more flexibility with a private bedroom and ensuite bathroom with in-floor heating, perfect for guests or as a private retreat. The lower level also offers tons of living space for guests! Outside, enjoy a private backyard space ideal for summer barbecues and relaxation. Located in the desirable Coopers Crossing neighborhood, this home offers convenience with proximity to shopping, dining, schools, and recreational amenities. Not only is it convenient for amenities but it is very close to Highway 2 perfect for travel without the stress of heavy traffic! On top of that with the new 40th Avenue opening meaning quick access to Calgary! The Garage is a double car garage with tons of storage space and features 30 amp power! Don't miss the opportunity to make this beautifully updated home yours and experience the best of Coopers Crossing living!