



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**310 Cooperstown Common SW
Airdrie, Alberta**

MLS # A2154811



\$729,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,015 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hood Fan

Welcome home to one of Airdrie's most desired communities. With over 3000 sf of developed living space, this home features 4 bedrooms, 3.5 bathrooms, bonus room, and fully developed basement. Enter through the custom-designed front door, open-concept floor plan with soaring 9-foot ceilings, hardwood floors throughout the main level. Convenient main floor den with french door is ideal for a home office, study room, or hobby room. The kitchen boasts classic cabinetry with a chimney-style hood fan, a gas stove, built-in microwave, and a newer dishwasher & refrigerator. Beautiful backsplash tiles, granite countertops, center island with breakfast nook. The dining area comfortably accommodates a large table, and a mudroom leads to the backyard. The spacious living room features a gas fireplace and large east-facing windows overlooking the backyard, with additional windows on the south and north sides to flood the space with natural light. Step out onto the deck for morning coffee or BBQ dinner. The laundry room with newer washer & dryer (2022), cabinets, windows, and a half bath completes the main level. Heading upstairs you will find a generous bonus room for family nights, 2 spacious bedrooms, shared main bathroom, and the primary bedroom with vaulted ceiling, walk-in closet, and an ensuite bathroom with a glass shower, soaker tub, and double sink with granite countertop. The fully developed basement was recently completed with 9-foot ceilings, huge entertaining area, 4th bedroom, and 4pc full bathroom. Oversized detached double garage, front porch, paved back alley, and proximity to parks, pathways, playgrounds, schools, shopping centers, and major roads. Don't hesitate on this one or you will be sorry!

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