



**GRASSROOTS**  
REALTY GROUP

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**122 Coopers Bay SW**  
**Airdrie, Alberta**

**MLS # A2164725**



**\$669,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,871 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** none

Welcome to your new home in the sought after Coopers Crossing area. This three bedroom home is on a quiet cul-de-sac with a fenced, pie-shaped lot. It is close to all the amenities that you need in Airdrie. It comes with a double attached garage, large privacy fenced backyard (that is now well established) and has great detailing through out. This has all the details that you would expect from a home. The living area offers a cozy gas fireplace for those days when you just need a little extra heat, spacious kitchen with large island breakfast bar, separate den and living room, main floor laundry and the walk through pantry coming in from the garage to the kitchen. Upstairs is where you will find all the bedrooms. The Primary bedroom comes with an amazing En-suite with soaker tub and separate shower. Then you have your very large walk in closet, to boot. The other 2 bedrooms have their own Jack and Jill bathroom. Then you have the coffee deck for enjoying your morning beverage, when you first wake up. This can be had for quick possession if needed, so book your showing today.