



**208 Coopers Grove SW
Airdrie, Alberta**

MLS # A2196293



\$799,800

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,511 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Wired for Sound		

Inclusions: N/A

Step into this beautifully crafted home in the heart of Coopers Crossing, one of Airdrie's most sought-after neighborhoods. With over 2,500 sq ft above grade & a fully developed basement, this well maintained property offers an unparalleled blend of style, comfort & convenience. As you enter, you'll be captivated by the stunning millwork that flows throughout the home. The front entry leads to a spacious dining room, featuring a stone accent wall & a 2-way gas fireplace framed with custom millwork. On the other side of the fireplace lies an inviting family room with built-in cabinetry & another stone feature accent, offering the perfect spot to gather with loved ones. The heart of the home is the expansive kitchen, which has rich cabinetry, granite countertops, & a gas stove. The oversized nook area, bathed in natural light from the large windows, is perfect for family meals. The main floor is complete with gleaming hardwood floors, a tiled laundry room with a sink & cabinets, & a thoughtful layout designed for ease & elegance. Upstairs, you'll find 3 generously sized bedrooms, including a luxurious primary suite with full ensuite & walk-in closet plus the common bath. The massive bonus room, with an additional office space that has access to a balcony, provides endless possibilities for work or play. The fully developed basement offers a versatile open area, a full bathroom, & an extra room, making it perfect for a home gym, playroom, or guest space. Additional features include central air conditioning, proximity to parks, schools, pathways, & shopping. This home is in excellent condition, ready to welcome its next family.