

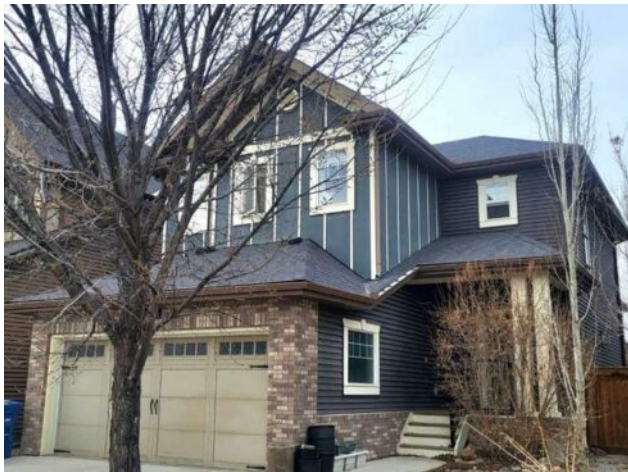


**GRASSROOTS**  
REALTY GROUP

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

**20 Cooperstown Place SW**  
**Airdrie, Alberta**

**MLS # A2210855**



**\$682,500**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,907 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Open Floorplan, Pantry, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1N
<b>Utilities:</b>	-

**Inclusions:** None

REDUCED for this fabulous under valued 1,907 sq ft of living space nestled in the award-winning Coopers Crossing neighborhood—a highly sought-after area known for its serene atmosphere and family-friendly environment. The home boasts 5 bedrooms, providing ample space for family members or guests, along with 4 bathrooms to ensure convenience and comfort. Designed with an open-concept layout, the main floor offers an inviting flow between the kitchen, dining, and living areas—perfect for family gatherings and entertaining. The spacious kitchen features a walk-through pantry, ideal for easy access and additional storage. The stainless steel appliances complement the modern finishes, and the granite countertop island serves as both a prep space and a casual dining area, making it the heart of the home. The cozy living room is complete with a fireplace, adding warmth and charm to the space. Upstairs, you'll find a flex area that provides flexibility for a playroom, home office, or additional living space. The spacious primary bedroom offers a peaceful retreat, featuring a large ensuite with a soaker tub and a separate shower for ultimate relaxation. The remaining bedrooms are generously sized, perfect for kids or guests. The upper-level laundry provides added convenience, making it easy to manage household chores without leaving the floor. The fully developed basement enhances the living space with a large bedroom, a recreational room, and a versatile area that can be used for a playroom, office, gym or additional living space. The attached double garage ensures plenty of parking and storage space. Outside, the home is beautifully landscaped, with well-maintained, treed and maintenance free backyard (no lawn cutting) that provides both privacy and tranquility. The location couldn't be better—it's in close

proximity to shopping, schools, and numerous walking paths, offering both convenience and an active lifestyle. This home offers the perfect blend of style, comfort, and practicality in one of the most desirable areas of town. MOVE IN READY and PRICED TO SELL.