

**728 Coopers Drive SW**  
**Airdrie, Alberta**

**MLS # A2227962**



**\$725,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

WELCOME HOME! This WALK-OUT BUNGALOW home is situated on gorgeous walk-out lot in the sought-after neighborhood of COOPERS CROSSING! Upon entering you are greeted by a large foyer, VAULTED CEILINGS, gleaming HARDWOOD floors, and main floor office to the right with French doors for added privacy. The kitchen is spacious with loads of cabinet and counter space, walk-in pantry, and stainless-steel appliances. There is a large eating area with a built-in china cabinet and sliding doors leading to the oversized deck with gas line that overlook the fully landscaped and irrigated yard and walking system of Coopers. The living room is very spacious and has a gas fireplace as a focal point. Around the corner you will find the primary retreat with a WALK-IN CLOSET and a 4 pce ENSUITE with 2 sinks and a ROLL-IN SHOWER. Finishing the main floor is a 2 pce powder room and a laundry room/spacious mudroom that leads to the oversized garage with IN-FLOOR HEAT and epoxy flooring. The lower level is fully finished with a large recreation space and three bedrooms - one of which currently does not have carpet but could easily be finished off. The backyard is meticulously maintained and must be seen to be appreciated! This is one you do not want to miss out on, call your favorite agent today to book your showing!