

**2617 Coopers Circle SW**  
**Airdrie, Alberta**

**MLS # A2243392**



**\$729,500**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coopers Crossing                                      |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                              |               |                   |
| <b>Size:</b>     | 2,097 sq.ft.                                          | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 5                                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Off Street, RV Access/Parking, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level                           |               |                   |

|                    |                                           |                   |    |
|--------------------|-------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, Natural Gas                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding                       | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Steam Room |                   |    |

**Inclusions:** none

WOW! Get ready to be impressed!.. Welcome to a Coopers Crossing GEM &ndash; With the Ultimate Dream Garage! Prepare to be blown away by this ONE-OF-A-KIND home in the highly sought-after community of Coopers Crossing. Perfectly positioned on a quiet street, this fully finished masterpiece with a **TRIPLE ATTACHED MAN’S DREAM GARAGE** stands out above the rest &ndash; it’s impossible to resist!.. From the moment you step onto the inviting west-facing covered front porch, you’ll notice the pride of ownership and thoughtful design that make this home truly special. The open-concept main floor is wrapped in rich **HARDWOOD FLOORS** and ‘ceilings, with natural light flooding the living spaces. The warm and cozy fireplace, framed by a wooden mantle, built-in shelving, and slate surround, sets the tone for comfort and style. The chef’s kitchen is made for entertaining, featuring **GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES**, an eat-up island, under-cabinet lighting, a corner pantry, and a show-stopping butler’s pantry. Oversized windows and sliding glass doors bathe the dining area in sunlight and lead to a private back deck &ndash; your perfect spot for summer BBQs. A private office, convenient laundry room, a 2-piece powder room. **HEATED TILED FLOOR** in the kitchen and a stunning feature wall complete the main level. Upstairs, discover **4 BEDROOMS**, including a **KING-SIZED** primary suite with double doors, a large walk-in closet, and a luxurious ensuite featuring **GRANITE COUNTERS**, a corner soaker tub, and an oversized shower. The additional bedrooms share a beautifully appointed 4-piece bathroom with granite counters. The **FULLY FINISHED BASEMENT** is an entertainer’s dream with a large family room, cozy **2ND FIREPLACE**, a **5th BEDROOM**,

and a spa-like 3-PIECE BATHROOM with a STEAM SHOWER. But the showstopper? The TRIPLE ATTACHED GARAGE – an absolute car lover’s paradise! Measuring 24’x31’x3, this garage FULLY FINISHED, decked out with distressed CEDAR WALL, BAR, FRIDGE, and TV – the ultimate man-cave and party zone. Outside, the low-maintenance backyard features a PATIO, DECK, ,and RV PARKING, perfect for family gatherings and summer nights under the stars. This home has it all – space, style, luxury, and a comfort, you’ll never want to leave!. Don’t wait – call today to book your private viewing!