

## 217 coopers Grove SW Airdrie, Alberta

MLS # A2267001



# \$759,000

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coopers Crossing                           |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 2,312 sq.ft.                               | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 5                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Multiple Driveways |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard                                  |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, Natural Gas            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                            | <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>   | Breakfast Bar                   |                   |    |

|                    |      |  |  |
|--------------------|------|--|--|
| <b>Inclusions:</b> | none |  |  |
|--------------------|------|--|--|

Exceptional 5-Bedroom Home with Fully Finished (Illegal) Basement Suite in Coopers Crossing Welcome to this beautifully maintained 2 Storey home offering over 3,000 sq. ft. of elegant living space on a spacious 5,575 sq. ft. lot in the highly sought-after community of Coopers Crossing. Designed for comfort, style, and functionality, this property is perfect for families seeking quality craftsmanship and a modern open-concept layout. The main floor features a bright and welcoming great room with a corner gas fireplace, seamlessly connected to a gourmet kitchen complete with stainless steel appliances, laminate countertops, a large central island, and a walk-through pantry. A dining nook, main-floor laundry, and powder room add to the home's everyday convenience. Upstairs, discover three generous bedrooms, including a primary suite with a walk-in closet and spa-inspired ensuite bathroom. A spacious bonus room offers versatility for a home office, media room, or play area. Two additional full bathrooms provide comfort and convenience for the entire family. The fully finished (illegal) basement suite includes two bedrooms, a kitchen, living area, and bathroom—ideal for extended family, guests, or potential rental use. Enjoy outdoor living in the fully fenced backyard, featuring a deck perfect for relaxing or entertaining. Located in the prestigious Coopers Crossing community, this home is close to schools, parks, gas stations, 7-Eleven, and all essential amenities. This property offers an exceptional combination of design, functionality, and location—a must-see opportunity for discerning buyers.