

**650 Coopers Drive SW**  
**Airdrie, Alberta**

**MLS # A2295872**



**\$760,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage		

**Inclusions:** N/A

This meticulously well kept bungalow in Coopers Crossing, with over 2800 sq ft of living space, features an open-concept main floor designed for effortless living and entertaining. The heart of the home is a bright kitchen equipped with a central island, granite counter tops, and skylight, which flows directly into a vaulted living room anchored by a fireplace. The primary bedroom suite offers a walk-in closet and a 4pc ensuite, complemented on the main level by a dedicated den/office or formal dining room, main floor laundry, a 2 piece bath, and a large two-car garage (21'x23'). The fully developed walk-out basement provides extensive additional living space, centered around a large recreation room with built-in oak shelving and a second fireplace. This lower level also includes two well-sized bedrooms, a private office, a full 4pc bath, and a substantial unfinished area for utility and storage. Outside, the property boasts an elevated rear deck with glass railings overlooking a serene water feature, while the lower level opens to a covered patio and manicured lawn. Book your showing today!