

832 Coopers Square SW
Airdrie, Alberta

MLS # A2309189



\$749,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,235 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, No Back Lane,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge in garage, TV mount in Livingroom (TV excluded)

Welcome to Coopers Crossing, Airdrie's top community 11 years running. This exceptional, fully developed 3+1 bedroom family home offers over 3,100 sq. ft. of thoughtfully designed living space on a quiet, low-traffic square just steps to parks, pathways, and some of Airdrie's best schools - just 1/2 a block from Cooper's Crossing School. Positioned on a coveted corner lot, the property benefits from added privacy, extra curb appeal and an abundance of windows that flood the interior with natural light throughout the day. Hardwood floors span the entire main level, unifying the living spaces with warmth and elegance. The oversized double garage, long front driveway and generous front veranda provide practical convenience and curbside charm, while the private, fully fenced backyard with expansive deck creates an ideal outdoor oasis for summer entertaining, family barbecues and safe play for children and pets. Step inside to be greeted by soaring cathedral-like ceilings and a bright, open main floor plan. A versatile flex room just off the foyer is perfect for a formal dining room, large home office or study. The chef-inspired kitchen is a highlight - abundant counter space, striking granite countertops, a comfortable breakfast nook for casual family mornings and brand-new appliances make it both beautiful and functional. Adjoining the kitchen, the living room impresses with dramatic high ceilings and a natural gas fireplace, creating a cozy yet grand focal point for evenings at home or hosting friends. The walk-thru pantry leads to the garage, allowing you to easily bring groceries in from the car. The large laundry room, complete with sink, provide plenty of room to sort and wash clothes. A 2-pc powder room is also on this level, perfect for when you have guests over. Upstairs, an open landing and loft-style flex area provide a comfortable TV den, play space

or second home-office option. The upper level features three generous bedrooms, anchored by a massive primary suite large enough to accommodate a complete bedroom suite, with a spacious ensuite and walk-in closet offering excellent storage and a private retreat. Two additional bedrooms share a well-appointed family bathroom, perfect for children, guests or extended family. The fully finished lower level continues the home's family-friendly design with a sizable recreation room adaptable as a media room, gym, games area or additional living space, plus a large fourth bedroom with its own stylish full bathroom for privacy and convenience. Well maintained and lovingly lived in by the current owners, this home blends elegant finishes, abundant natural light, versatile living areas and a sought-after Coopers Crossing location. Offered at an excellent price point and ready for quick occupancy, this is an outstanding opportunity for growing families seeking space, functionality and community. Book your private showing today!