

318 Coopers Drive SW
Airdrie, Alberta

MLS # A2318029



\$689,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,538 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Asphalt, Driveway, Garage Faces Rear, Heated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Gazebo, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

You'll love living in this community where neighbours and their families are out in the street socializing and bbqing and having garage beers. You'll love having nearly 2500sqft of wrap-around yard with a surprising amount of privacy, unlike typical "fishbowl" back yards in the city. You'll love The HEATED TRIPLE GARAGE (with loft) and the adjacent parking pad will fit your RV. You'll love hosting and having friends and family over. You'll love the layout, with it's grand entrance hall where you'll welcome guests, the enormous walk through pantry / mud room / laundry and the open kitchen, living and dining space. Your kids will love the huge bonus room and you'll love the master with 5pc ensuite and a walk-in closet you can get lost in. The outdoor living space is as comfortable as inside, with a massive cedar pergola with privacy walls on a textured concrete pad, featuring granite counters and a custom made concrete fire table with a Napoleon burner. A picket fence and 18 mature trees surround you, adding to the private park-like feel. Here in Morningside, you'll enjoy all the perks of Cooper's Crossing, but without the Coopers price or HOA fees. Your kids will go to Coopers Crossing School, or Northcott Prairie School, or you can watch them walk to St Veronica's right across the street. You'll be surrounded by friendly neighbours, safe streets and beautiful paths, parks and ponds. A one of a kind home where your family will plant roots and thrive!