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GRASSROOTS REALTY GROUP

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136 Cooperstown Place SW Airdrie, Alberta

MLS # A2351717



$749,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Concrete, Vinyl Siding	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Door Alarm System

5 BEDROOMS | 3.5 BATHROOMS | FINISHED BASEMENT | WELL-MAINTAINED Welcome to COOPERS CROSSING, one of Airdrie’s most sought-after, AWARD-WINNING communities! Situated on a QUIET STREET, this beautifully maintained DETACHED 2-STOREY HOME offers 2,802 SQ FT OF TOTAL DEVELOPED LIVING SPACE. With attractive BRICK and VINYL SIDING exterior finishes, this home offers timeless curb appeal and a functional layout designed for everyday comfort. Step inside to a bright, inviting OPEN-CONCEPT MAIN FLOOR featuring a spacious living area, a stylish kitchen with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a LARGE ISLAND, walk-through pantry, and a dedicated dining space. A convenient 2-piece bathroom and mudroom connecting to the DOUBLE ATTACHED GARAGE complete the main level. Upstairs offers 3 GENEROUS BEDROOMS, 2 FULL BATHROOMS, a spacious BONUS ROOM, and convenient UPPER-LEVEL LAUNDRY. The primary retreat features a WALK-IN CLOSET and a beautiful 5-piece ensuite with a SOAKER TUB, separate shower, and double vanity. The FULLY FINISHED BASEMENT adds incredible flexibility with 2 ADDITIONAL BEDROOMS, a FULL BATHROOM, and extra living space. Enjoy the SOUTH-FACING BACKYARD with a TWO-TIER DECK, gas hookup, landscaped yard, garden boxes, storage shed, and PAVED BACK ALLEY ACCESS. What truly sets this home apart is its location! COOPERS CROSSING is known for its beautiful streetscapes, scenic ponds, expansive GREEN SPACES, PARKS, and an extensive NETWORK OF WALKING PATHWAYS. With nearby SCHOOLS, playgrounds, and COOPER’S TOWN PROMENADE offering groceries, restaurants, shops, and everyday conveniences, everything you need is

close to home. SPACE, COMFORT, LOCATION, AND COMMUNITY — THIS IS COOPERS CROSSING LIVING AT ITS FINEST!

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