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680 Coopers Square SW
Airdrie, Alberta

MLS # A2352896

$799,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,497 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Electric awning, projector screen and Panasonic projector, sprinklers.

Privacy with beautiful views backing the greenspace, and timeless craftsmanship come together in this exceptional home in Airdrie’s sought-after Coopers Crossing. Situated on a large pie-shaped lot with no neighbours behind and an oversized double-attached Garage, this property offers an incredible sense of space, complemented by thoughtful upgrades, warm oak finishes, and functional layout designed for everyday life. Step inside to discover 9-ft ceilings, rich oak hardwood flooring, classic wood trim and baseboards, solid-core interior doors, and silhouette blinds that add character throughout. The Living Room features a wood-burning stove with a built-in fan, creating a cozy gathering space on cooler evenings. The stunning Kitchen offers oak cabinetry that extends to the ceiling, full-depth cabinets in the oversized island, soft-close drawers and doors, stainless steel appliances & a corner pantry. An impressive 11-ft lofted Dining Nook surrounded by picturesque windows also offers access to the back deck and yard. A convenient tiled Mudroom w/ floor to ceiling built-in cubbies keeps everyday essentials organized, a versatile Office or formal Dining Room, and a 2-pc Powder Room complete the main level. Upstairs also boasts 9' ceilings for a spacious feel, the vaulted Bonus Room hosts a door - a fantastic separate space for movie nights, relaxing, or family activities. The bright Primary Retreat hosts hardwood floors, an organized walk-in closet, and generous tiled 4-pc Ensuite w/ a clawfoot soaker tub beneath the window, and O/S walk-in shower. Soundproofing between bedrooms adds comfort and privacy for the large 2nd & 3rd Bedrooms both with Hardwood floors. The shared 4-pc Bathroom has a tub / shower combo and vanity storage. Appreciate the convenient upper-level Laundry Room w/ tile flooring, cabinetry for storage,

and two opening windows for fresh air. The Basement has 8-ft ceilings, three large windows, and rough-ins, providing an excellent opportunity to customize the space to suit your needs. Outside, the beautifully positioned pie-shaped lot is a true gem, with a huge back deck & yard, highlighted by maturing trees and shrubs, with lovely views and a gate onto the greenspace and extensive pathway system - PLENTY of room to enjoy the outdoors. The newer Trex deck is perfect for entertaining or unwinding, complete with a retractable awning for shade and dry storage underneath. A long driveway out front provides additional parking, while the INSULATED & DRYWALLED Double Attached Garage features a pristine durable epoxy floor. Additional upgrades include: Central A/C and Furnace (2022), and Tankless Hot Water System (2024). This home is a very short walk to Coopers K-5 Elementary, the incredible amenities of Coopers Town Promenade, and many nearby parks & ponds. With its quality craftsmanship, generous living spaces, unbeatable outdoor setting, and desirable Coopers Crossing location - this is a home that offers something truly special inside AND out!

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