



GRASSROOTS
REALTY GROUP

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208 Coopers Grove SW
Airdrie, Alberta

MLS # A2227752



\$700,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,511 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Wired for Sound		

Inclusions:	N/A
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Welcome to this beautifully maintained home in the heart of Coopers Crossing—one of Airdrie’s most desirable communities. With over 2,500 sq ft above grade & a fully finished basement, this home blends warmth, function & timeless style. Rich millwork, hardwood floors & thoughtful details flow throughout. A two-way stone fireplace connects the elegant dining room & cozy family room, while the spacious kitchen offers granite countertops, gas stove & an abundance of cabinetry. The sunlit dining nook overlooks the backyard & is perfect for everyday meals. Upstairs you'll find three generous bedrooms including a serene primary retreat with walk-in closet & ensuite, plus a massive bonus room with an office & access to a private balcony. The lower level features a large rec space, full bath & extra room ideal for a gym, guests, or hobbies. Central A/C, a tiled laundry room with storage & proximity to schools, parks, pathways & shopping complete the package. Move-in ready & waiting for its next chapter!