



**GRASSROOTS**  
REALTY GROUP

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**676 Coopers Drive SW**  
**Airdrie, Alberta**

**MLS # A2228880**



**\$750,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** NA

Welcome to 676 Coopers Drive, an exceptional two-story walk-out home nestled in the highly sought-after and award-winning community of Coopers Crossing. Renowned for its sophisticated streetscape, architectural elegance, and extensive walking path system, Coopers Crossing offers a lifestyle that seamlessly blends convenience, community, and natural beauty. This beautifully appointed family home boasts stunning curb appeal and an ideal location backing directly onto serene green space and parkland, providing privacy and peaceful views year-round. Step inside to discover a spacious, open-concept layout designed with both functionality and style in mind. The gourmet kitchen features an abundance of counter space, rich cabinetry, and ample storage, making it perfect for culinary enthusiasts and entertainers alike. The main level is anchored by a stylish three-sided fireplace that elegantly separates the generous living room and dining area, while oversized windows flood the home with natural light, highlighting the warm hardwood floors. A dedicated home office offers the perfect work-from-home solution, a feature in high demand in today's market. Upstairs, the layout continues to impress with three spacious bedrooms, including a luxurious primary retreat complete with a large walk-in closet with direct access to the upper-level laundry room. The spa-inspired five-piece ensuite showcases a stand-alone glass shower, deep soaker tub, and dual vanities. The secondary bedrooms are well-proportioned, ideal for children or guests. Enjoy the Central Air in the summer time or head out to the fully landscaped backyard is a true oasis, backing directly onto green space and the extensive pathway system that weaves through the community, offering effortless access to schools, including the nearby Catholic high school, as well as parks, shopping, and all essential

amenities. With its premium location, family-friendly floor plan, and timeless finishes, this is a rare opportunity to own a truly turn-key property in one of Airdrie’s most prestigious neighbourhoods. Act quickly—homes of this caliber in Coopers Crossing do not stay on the market long.