



GRASSROOTS
REALTY GROUP

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2816 Coopers Manor SW
Airdrie, Alberta

MLS # A2230921



\$658,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,795 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Recessed Lighting, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot tub (as is), projector and screen, shelves/cabinets in garage

Exceptional Value in Coveted Coopers Crossing!! Step into comfort and style with this thoughtfully designed, open-concept home nestled in one of Airdrie's most desirable communities. From the moment you enter the spacious front foyer, you'll feel the warm welcome of a layout made for modern living. The heart of the home is the expansive kitchen featuring rich maple cabinetry, a corner pantry, a charming breakfast bar, and a sunlit dining nook—all overlooking the large, west-facing backyard oasis complete with hot tub (included), deck with privacy screens, stone fireplace area with pergola and rock retaining wall gardens. The adjacent living room boasts a cozy fireplace, creating the perfect ambiance for relaxing or entertaining. This floor also features a half bath and large laundry area! Upstairs you'll find three generously sized bedrooms! The primary suite offers a tranquil retreat with its spacious ensuite, complete with a deep soaker tub and separate shower. For added space for relaxing family time, the large bonus room is flooded with natural light from oversized east-facing windows and has custom built-in cabinetry. The BRAND NEW 4K projector and screen are included!! Gleaming hardwood floors grace the staircase and upper level. No carpet in this home at all!! The finished basement is a versatile space ready to transform into your ideal media room, home gym, or games area. Attention to detail is evident throughout this home with high-end finishings, a double attached garage with built-in cabinetry and 220 wiring, and the added comfort of central air conditioning. This is more than a house—it's your next home. Don't wait—book your showing today!