



GRASSROOTS

REALTY GROUP

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**728 Coopers Square SW
Airdrie, Alberta**

MLS # A2290061



\$899,999

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,308 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Oversize		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Ceiling fan"as is", underground sprinklers, shed, Molson Canadian fridge, Google Nest/doorbell camera, soffie lighting		

EVERY detail of this Trillium crafted walkout home has been thoughtfully designed and meticulously finished. Offering fully developed, exceptional indoor & outdoor living spaces, all that's left to do is MOVE IN! Welcome home… Inside, just off the massive Foyer are 2 organized closets, and a private main floor Office with glass French doors & cozy carpet, perfect for working from home. The Great Room is filled with natural light from the vaulted ceiling and huge south-facing windows, anchored by a stunning floor-to-ceiling stone gas fireplace. A showstopping Kitchen boasts cathedral ceilings, rich full-height cabinetry, top quality SS appliances inclusive of a gas stovetop & built-in oven, and an OS eat-up island with practically placed drawers and cupboards. All connecting to a fully equipped walk-through Butler's Pantry that is one-of-a-kind, with cabinetry, counter space & tucked away organized shelving. The Dining area is surrounded by windows, and steps outside to a spacious, covered deck with views of the greenspace pathways. Completing the main-level is a Mudroom off the walk-through Pantry for added everyday convenience, and a 2-pc Powder Room. A wide carpeted staircase with spindled railings leads upstairs, open to below creating bright & airy vibes. The Primary Suite is a fantastic retreat - with a cozy gas fireplace and a bumped-out sitting area encased in windows. The massive 5-pc Ensuite has tiled floors, a big soaker tub beneath the window, an O/S walk-in shower, double sinks with granite counters & storage tower, and a private water closet. Talk about a layout built for real life, the walk-in closet flows directly into the Laundry Room, with tile floors, a window, sink, and MORE cabinetry. Two additional Bedrooms each offer WALK-IN closets, while the 3rd Bedroom features a vaulted ceiling, all sharing a well-appointed 4-pc

Bathroom. The FULLY FINISHED WALKOUT Basement is designed for entertaining and everyday living - with 9’ ceilings, recessed lights, a giant Rec Room with Wet Bar, a 4th Bedroom, and a 4-pc Bath with tile and granite finishes, and loads of great storage options! Wait until you STEP OUTSIDE… You won’t have to lift a finger to enjoy your outdoor spaces year-round! Fully fenced & low maintenance landscaped, with covered lower patio, synthetic turf grass, UG sprinklers (front & back), concrete curbing around the lush garden beds, and an extended concrete patio for your HOT TUB, overlooking the many mature trees. MORE added features in this home include: NEW window coverings on main and upper, NEW 2025 Washer & Dryer, AND Central AC! Last but not least, the O/S FINISHED Double Attached Garage that easily accommodates larger vehicles without sacrificing storage. Located just STEPS from schools, pathways, and Cooper’s Marketplace, with convenient access for commuting and shopping, this exceptional Cooper’s Crossing home truly HAS IT ALL. Come see it TODAY!