



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**52 Cooperstown Place SW**  
**Airdrie, Alberta**

**MLS # A2297023**



**\$835,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,314 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Me		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** All Window Coverings, Refrigerator in the Garage, TV and TV Mount in Upstairs Front Bedroom #2, Garage Heater, Hot Tub (as is), Central Vacuum (as is).

Are you on the Hunt...for space, flexibility, and value; this is the one you have been waiting for! Welcome to this beautifully designed 5 bedroom, 3.5 bath home in the highly sought after community of Cooper's Crossing, offering over 2,300 square feet of thoughtfully planned living space perfect for growing families. The main floor features a bright open concept layout with generous living and dining areas, a well appointed kitchen, and plenty of storage throughout. Ideal for both everyday living and entertaining. Upstairs, you will find two spacious bedrooms both with walk-in closets along with a primary retreat with spa like 5 piece ensuite and walk-in closet. What truly sets this home apart is its versatile fully developed basement with separate side entrance, offering incredible flexibility for extended family, a private guest area, home business setup, or future customization to suit your needs. The low maintenance front and back yard is perfect for the busy family, and no rear neighbours. The home is located within walking distance to shopping, multiple schools, and numerous parks, pathways & ponds. If you have been searching for a home that offers space, functionality, and long-term potential in a premier family neighbourhood, this is an opportunity you won't want to miss. Book your showing today.