



**GRASSROOTS**

REALTY GROUP

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**217 coopers Grove SW  
Airdrie, Alberta**

**MLS # A2303255**



**\$725,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,312 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Treed		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier		

**Inclusions:** none

PRICE TO SELL 5-Bedroom Home in one of the best community of Coopers Crossing in AIRDRIE. Welcome to this beautifully maintained 2-storey home offering over 3,000 sq. ft. of elegant living space on a very large 5,575 sq. ft. lot in the highly sought-after community of Coopers Crossing. Designed for comfort, style, and functionality, this property is perfect for families seeking quality craftsmanship and a modern open-concept layout. The main floor features a bright and welcoming great room with a corner gas fireplace, seamlessly connected to a gourmet kitchen complete with stainless steel appliances, large countertops, a large central island, and a walk-through pantry. A dining nook, main-floor laundry, and powder room add to the home's everyday convenience. The home also features luxurious lighting and brand new laminate flooring installed in 2026 throughout the main living areas and in the basement. Upstairs, discover three generous bedrooms, including a primary Bedroom with a walk-in closet and master bathroom. A spacious bonus room offers versatility for a home office or media room additional 2 Bedroom with common bathroom provide comfort and convenience for the entire family. The fully finished (illegal) basement includes two bedrooms, a kitchen, living area, and bathroom—ideal for extended family, guests, or potential rental use. Enjoy outdoor living in the fully fenced backyard, featuring a deck perfect for relaxing or entertaining. Located in the prestigious Coopers Crossing community, this home is close to schools, parks, gas stations, 7-Eleven, and all essential amenities. This property offers an exceptional combination of design, functionality, and location — do not miss the opportunity for this beautiful home.

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