



GRASSROOTS

REALTY GROUP

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**187 Coopersfield Way SW
Airdrie, Alberta**

MLS # A2308593

\$794,500



Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,222 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Mount in Basement

Discover 187 Coopersfield Way SW; A standout blend of quality construction + thoughtful upgrades in one of Airdrie's favorite communities. Here are 5 things we LOVE about this home (& we're sure you will too): 1. A FLOORPLAN MADE FOR REAL LIFE: With nearly 3150 SqFt of living space across 3-levels, 3+1 beds, 3.5 baths, main floor office, sun filled great room & massive bonus room-this is a full-size home! The main floor offers 9' ceilings, hardwood floors & beautifully proportioned great room that offers options for furniture placement depending on your lifestyle. The kitchen anchors the space & flows seamlessly into the dining/living areas. A tucked-away office keeps work separate from life & easily doubles as a formal dining room & the powder room is smartly located away from the living space providing privacy. Upstairs find a massive, vaulted bonus room creating a 2nd living space. The king size Primary retreat continues the ceiling vault while the 5-piece ensuite provides convenient access to the walk-in closet & laundry. Two more good-sized beds share the 4-piece main bath while a full-size laundry room rounds out the upper floor. The basement-developed by the builder-offers an XL rec room, 4th bed, 4-piece bath & tons of storage space. 2. MORE THAN YOU EXPECT: This home came loaded with builder upgrades including rounded stairs, vaulted bonus room ceiling, walkthrough pantry, gas + electric option behind the stove & exposed aggregate driveway. Since moving in the owners have added smart & beautiful upgrades including a showpiece-red Vermont Casting Stove in the living room + a Jotul Gas Stove in the basement rec room, high-end artificial turf in the front yard, a widened driveway to allow parking for two cars + access to the garage, epoxy floors in the garage, central AC, upgraded kitchen appliances &

backyard landscaping which creates a private/serene space when the trees are in bloom.3. PRIDE OF OWNERSHIP: Originally built by McKee Homes in 2017 this property has been beautifully maintained by its original owners, shows like new & easily competes with new homes.4. THAT MAIN FLOOR: Anchored by the beautifully appointed kitchen featuring quartz counters, upgraded appliances & a two-tier island w/oversize breakfast bar, the adjacent dining nook overlooks your landscaped backyard & awaits your next dinner party while the well proportioned living room easily accommodates your furnishings around that gorgeous Vermont Casting Stove. Work from home? Not a problem here! The main floor office is far enough away from the great room to focus on the task at hand but close enough to stay connected to the rest of the house.5. AN EXCITING SW LOCATION: Coopers Crossing is one of SW Airdrie's most popular neighbourhoods. Residents enjoy an array of housing types, you're walking distance to Coopers Crossing School, Windsong Heights School & St Veronica along w/numerous parks/playgrounds/walking/biking paths. Commuting is a breeze with access to Deerfoot & 40th Ave Overpass