



**108 Coopers Grove SW
Airdrie, Alberta**

MLS # A2313936



\$745,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Wired for Sound		

Inclusions: Hot Tub, Garage Shelving

Welcome to this beautifully updated home in the award winning community of Coopers Crossing, voted Airdrie's Best Community for 11 years in a row. Bright, and perfectly designed, this home offers the perfect blend of comfort and functionality. Situated in an unbeatable location close to walking paths, parks, and six schools, both public and separate. The main floor features warm hardwood flooring and a stunning open concept layout that is perfect for both everyday living for a busy family and entertaining. The renovated kitchen showcases upgraded quartz countertops, a large island, walk through pantry, and seamless flow into the dining and living areas. Cozy up around the fireplace or step outside to enjoy the sunny deck, hot tub, and spacious backyard. You'll also love the dedicated office space, convenient mudroom, main floor laundry, and 2 piece powder room. Upstairs offers a bright bonus room that creates the perfect family hangout or media space. The spacious primary retreat includes a walk in closet and beautifully updated ensuite complete with a stand up shower, separate soaker tub, and double vanity. Two additional bedrooms are generously sized and filled with natural light, along with a family bathroom. The fully developed basement adds even more living space with a large family room, bar area, plenty of storage, and a flexible space ideal for a home gym, office, or future fourth bedroom. A convenient 2 piece bathroom completes the lower level. This location is close to all commuting roadways, shops and restaurants. This is the perfect opportunity to own a move in ready home in one of Airdrie's most sought after communities. Book your showing today!