



**318 Coopers Drive SW  
Airdrie, Alberta**

**MLS # A2318029**



**\$689,900**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,538 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Asphalt, Driveway, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Gazebo, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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>	DC-13-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Book a viewing. You need to see this place. This totally custom Shane home is completely one of a kind, built specifically for this oversized CORNER lot. The HEATED TRIPLE GARAGE (with loft) faces the rear and the adjacent parking pad will fit your RV. The main entrance faces the side, and the layout just makes sense; It will have you wondering why more houses aren't built this way. The entrance hall gives a sense of occasion to welcome your guests while the main floor with 9' ceilings and open kitchen, living and dining space forms the perfect space to gather and host. A main floor office with french doors is a great place to work from home, and the walk through mudroom / pantry / laundry has room for EVERYTHING. Upstairs you'll find a huge bonus room and a master with 5pc ensuite and a walk-in closet you can get lost in. The outdoor living space is as comfortable as inside, with a massive cedar pergola with privacy walls on a textured concrete pad, featuring granite counters and a 2000lb custom made concrete fire table with a Napoleon burner. A wrap-around yard surrounds it all to the south and west, with a lifetime vinyl picket fence and mature aspens. Here in Morningside, you'll get all the perks of Cooper's Crossing, but without the Coopers price or HOA fees. Your kids will go to Coopers Crossing School, or Northcott Prairie School, or St Veronica's right across the street. You'll be surrounded by friendly neighbours, safe streets and beautiful paths, parks and ponds. A one of a kind home where your family will plant roots and thrive!