



**GRASSROOTS**  
REALTY GROUP

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**2593 Coopers Circle SW**  
**Airdrie, Alberta**

**MLS # A2318254**



**\$790,969**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,613 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Tile	<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>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Doorbell Camera, Exterior Christmas Lights, Pergola, Samsung TV in Basement, Shed, Sound System in Basement (Receiver, 5 Speakers, Sub Woofer), Telus Alarm Components - ALL (no contract)

Welcome to this exceptional two-storey residence in the prestigious community of Cooper's Crossing, where timeless design meets elevated everyday living. Offering three levels of beautifully developed space, this meticulously maintained home showcases 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout that blends function, comfort, and sophistication. From the moment you arrive, the professionally landscaped front yard, double front-attached garage, and rare RV parking with back lane access set this property apart. Step inside to an inviting foyer enhanced by elegant wainscoting that continues into the formal dining room, perfect for hosting refined dinners and special occasions. The main floor unfolds into a stunning open-concept living space featuring rich hardwood flooring with slate accents. The chef-inspired kitchen is complete with granite countertops, ceiling-height custom cabinetry, stainless steel appliances, and a premium Wolf gas stove. A large central island and walk-in pantry offer exceptional storage and functionality. The adjacent breakfast nook provides seamless access to the backyard deck with pergola, ideal for relaxing or entertaining. The inviting living room is anchored by a striking stone-facing gas fireplace and extensive custom built-ins. Completing the main level are a convenient laundry room, elegant 2-piece powder room, and direct access to the garage. Upstairs, wrought-iron spindle railings lead to a spectacular vaulted bonus room featuring a second stone gas fireplace and impressive custom-built library shelving. Two generously sized bedrooms share a Jack-and-Jill 5-piece bathroom, while the primary retreat is a true sanctuary, offering a spa-inspired 5-piece ensuite with a soaker tub, walk-in shower, and a custom walk-in closet with built-ins and a laundry chute. The fully developed lower level is designed for both

relaxation and entertaining, featuring a recreation area with custom built-ins, a stylish wet bar with granite counters and wine fridge, and a striking three-way fireplace. The centerpiece is the custom wine cellar with a rounded stone entry, rich wood racking, and a stunning feature window. This level also includes a spacious fourth bedroom and a 3-piece bathroom with convenient dual access. Additional features include central air conditioning, exceptional millwork, and pride of ownership throughout. Located in one of Airdrie's most sought-after communities, this home is minutes from Cooper's Town Promenade, offering shopping, dining, and everyday amenities. Families will appreciate proximity to Cooper's Crossing School, St. Veronica School, and nearby high schools, along with parks and pathways. Quick access to 8 Street, Yankee Valley Blvd, and Highway 2 makes commuting to Calgary easy. This is more than just a home, it's a statement of lifestyle, craftsmanship, and quality.