



**246 Cooperswood Green SW
Airdrie, Alberta**

MLS # A2318283



\$585,000

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,714 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

Inclusions: floating shelves in living room

****Price adjustment****This gorgeous 4 bedroom, 4 bathroom duplex is located in the highly sought after neighborhood Coopers Crossing. It is located close to shopping, schools, walking paths and playgrounds. It is truly a family friendly neighborhood. The duplex is a fantastic home for all. The main floor has an open concept. Walking in you have a living room with cozy fireplace, large eating area with plenty of room for the whole family to gather in. The kitchen is stunning with a large island, with pot drawers for extra storage, pantry, sink by the window to watch the kids playing in the private backyard, and plenty of cupboard space. The mudroom also has the laundry conveniently located on the main floor. To finish you have a two piece bathroom on the main floor. Upstairs you have a primary to dream about. Walking through the french doors you have a huge bedroom, spacious walk in closet and spa like ensuite. Down the hall you have another bedroom, four piece bathroom and one more bedroom with walk in closet and front balcony for those evening reading breaks. Downstairs you have a huge family room, large bedroom and another four piece bathroom. Enough room for all to have their own space. Outside you have a low maintenance backyard with patio stones and large double detached garage! You have to see this fantastic duplex with **NO CONDO FEES!**