



GRASSROOTS
REALTY GROUP

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832 Coopers Square SW
Airdrie, Alberta

MLS # A2318562



\$689,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,235 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator in garage, TV mount (TV excluded)

\$60,000+ PRICE IMPROVEMENT & QUICK POSSESSION: Exceptional opportunity in Airdrie's top community — now the lowest \$/sq ft in Coopers Crossing and priced well below city assessment, presenting immediate equity potential. This fully developed 3+1 bedroom, 3.5 bath family home offers approximately 3,100 sq. ft. of usable living space on a coveted corner lot with strong curb appeal, extra privacy and abundant natural light throughout. A broad front veranda welcomes you and the long driveway leads to an oversized double garage with extra storage. Once inside, the main level living is bright and open with rich hardwood flooring under soaring cathedral-style ceilings. A flexible front room off the foyer can function as a formal dining room, home office or study to suit your lifestyle. The chef-inspired kitchen is a highlight: generous counter space, striking granite surfaces, a cozy breakfast nook for casual family meals, brand-new appliances and a convenient walk-through pantry that connects directly to the garage for effortless grocery unloading. The living room is anchored by a natural gas fireplace and dramatic high ceilings, creating a warm, inviting focal point for family gatherings. Main-floor conveniences include a roomy laundry with sink plus a 2-piece powder room. Upstairs, an open landing and loft-style flex area provide a comfortable TV den, play space or homework zone. The expansive primary suite is a true retreat including a generous ensuite and a large walk-in closet. Two additional well-sized bedrooms share a thoughtfully designed family bathroom. The fully finished lower level significantly expands living options with a large recreation room perfect for media, games or a home gym (complete with brand new mirrors added), and a fourth bedroom with its own stylish three-piece bathroom — excellent for guests or teens. Step outside to a

private, fully fenced backyard that's an entertainer's delight: a large deck for summer dining and barbecues, lawn space for children and pets, and mature, low-maintenance landscaping that keeps upkeep minimal while providing a tranquil outdoor retreat. The corner-sited yard benefits from added privacy. Beyond the property, enjoy all the benefits of living in Coopers Crossing — Airdrie's most sought-after community. The home sits on a quiet, low-traffic street just steps from parks, pathways and green spaces. Coopers Crossing School is just mere minutes by foot via a safe community pathway, so kids don't have to navigate busy roads. Extensive trails, playgrounds, sports fields and seasonal community events provide year-round recreation and social opportunities. Convenience is strong with nearby shopping, services, restaurants and easy access to major roadways, including the new 40th Ave overpass. This home offers a rare combination of size, location and value. Don't miss the chance to own the lowest \$/sq ft home in Coopers Crossing this summer, where you can start enjoying this property while building equity.