



**796 Coopers Crescent SW
Airdrie, Alberta**

MLS # A2320404



\$820,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,407 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions: Gemstone Lighting

OPEN HOUSE THIS SATURDAY, JUNE 20TH FROM 12-2PM! Incredible opportunity to own this gorgeous home in Airdrie's most desirable neighbourhood. Steps from Discovery Park Playground and walking distance to Cooper's Crossing Elementary & St. Veronica Elementary, this is an ideal family location. Fully finished top to bottom with impeccable landscaping, this is a home you can move into and be right at home. Walking inside, you'll love the grand, inviting entry. This main floor features an intelligent design that includes an office, and an open concept layout. The living room, dining area and kitchen share a space that is bright with natural light. The kitchen has full height cabinetry, a central island, modern appliances and a walk through pantry that leads to the mudroom. Upstairs, the primary suite is at the back of the home and has a large walk-in closet and a gorgeous 5 piece ensuite with a lovely makeup station. Continuing on this level you'll find two additional bedrooms, upper laundry and a fantastic vaulted bonus room. The fully developed basement has vinyl plank floors and a neutral palette. There you'll find a spacious recreation room, a 4th bedroom and a 3 piece bathroom. The south backyard is a sunny haven with a beautiful deck for entertaining. Additional perks include Gemstone lighting and air-conditioning!