



**GRASSROOTS**

REALTY GROUP

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**16 Coopers Heights SW  
Airdrie, Alberta**

**MLS # A2322115**



**\$749,900**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,047 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Greenbelt, Landscaped, No Back Lane, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, See Remarks, Wet Bar		

**Inclusions:** Shed, Hot Tub

Nestled in a quiet, family-friendly cul-de-sac and backing onto a picturesque green belt, this exceptional former show home offers the perfect combination of privacy, comfort, and convenience—just a short walk to schools, parks, and pathways. Pride of ownership is evident throughout this beautifully maintained and tastefully updated 5-bedroom (4+1), 3.5-bathroom home. Fully developed and move-in ready, it boasts outstanding curb appeal with durable Hardie Board siding, newer exterior paint, and updated window trim. Step inside this air-conditioned home and enjoy a long list of upgrades, including a newer dual-flow furnace, hot water tank, and water softener. The redesigned kitchen is a standout feature, offering upgraded appliances, dual ovens, abundant cabinetry, and generous counter space—perfect for family living and entertaining. Additional highlights include new flooring throughout, updated lighting, cost efficient solar panels, 9-foot ceilings, central vacuum, a spacious laundry room, and a main-floor den/office ideal for working from home. Upstairs, you'll find four generous bedrooms, including a beautifully updated primary retreat with a luxurious 5-piece ensuite. The professionally developed basement provides exceptional additional living space, featuring a home theatre / media room with built-in surround sound, a large fifth bedroom, a full bathroom, and a spacious family room complete with a wet bar—perfect for movie nights, guests, or entertaining. Outside, enjoy your own private backyard oasis with mature landscaping, an expanded two tier deck, and a covered hot tub for year-round relaxation. Completing the package is the oversized garage, which is heated, insulated, and finished with painted walls, making it ideal for vehicles, storage, or a workshop. This is a rare opportunity to own a beautifully updated family home in

one of Coopers Crossing's most desirable locations.