



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1201, 110 Coopers Common
Airdrie, Alberta**

MLS # A2322478



\$459,900

Division:	Coopers Crossing		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,708 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity		

Inclusions:	N/A
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Welcome to this impeccably maintained town home in the award-winning community of Coopers Crossing, proudly voted Airdrie's Best Community for 13 consecutive years. Offering 2 bedrooms, 2.5 bathrooms, central air conditioning and a finished attached garage with epoxy flooring, this exceptional home perfectly blends comfort, style and functionality. The bright, open-concept main floor is enhanced by soaring ceilings, durable laminate flooring, an elegant gas fireplace and an abundance of natural light. The thoughtfully designed kitchen offers ample cabinetry with custom slide-out organizers, expansive counter space and a large breakfast bar that seamlessly connects the kitchen to the dining and living areas—creating the ideal space for both everyday living and entertaining. The spacious primary bedroom is conveniently located on the main floor and features a luxurious 5-piece ensuite, while a convenient 2-piece powder room completes the level. Upstairs, a generous bonus room provides exceptional flexibility and can easily serve as a family room, home office, media room or be converted into a third bedroom if desired. A spacious second bedroom and a full 4-piece bathroom complete the upper level. The unfinished basement offers endless potential, providing the opportunity to customize additional living space to suit your lifestyle. Recent upgrades include central air conditioning and a humidifier, both installed in 2021, ensuring year-round comfort. The attached garage is a standout feature with its professionally finished epoxy floor, LED lighting and water hookups, making it an ideal space for parking, hobbies, or a workshop. Outside, the beautifully landscaped grounds are accented with decorative rock, creating attractive curb appeal and low-maintenance landscaping. Enjoy a peaceful setting just steps from scenic walking paths and a

picturesque pond, while being within walking distance of schools, parks, playgrounds, shopping, restaurants and everyday amenities. Move-in ready and offering an unbeatable location in one of Airdrie's most desirable communities, this is an outstanding opportunity you won't want to miss.