



GRASSROOTS
REALTY GROUP

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214 Cooperswood Green SW
Airdrie, Alberta

MLS # A2328111



\$559,900

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,770 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

There's a reason Cooper's Crossing is voted Airdrie's best community—and 214 Cooperswood Green lets you join it without condo fees. Picture your morning: a coffee on the deck, a walk around the pond, the kids off to school on foot. Then step inside, because this is where it gets good. The open main floor is bright and thoughtfully laid out, centred on a lovely kitchen with granite counters, a large centre island, the room where everyone naturally spends time together. It flows into a comfortable dining area and a living room warmed by a cozy gas fireplace, with a front office/flex space that works however you need it to. Upstairs, three generous bedrooms—including a primary retreat that's your calm at the end of the day, complete with a walk-in closet and a private spa-like ensuite. A convenient upper-level laundry room keeps everyday chores close to where you actually need them, with washer and dryer replaced in 2023. Downstairs, the full basement is unfinished and already roughed-in for a bathroom: a blank canvas ready for you to add value on your own timeline. Out back, a fenced yard, deck, and double detached garage off the lane. You are surrounded by a quiet street steps from the park, with 44 acres of green space, scenic ponds, kilometres of pathways, top schools, and the shops and restaurants of Cooper's Town Promenade—all within an easy walk. Twenty minutes to Calgary when you need it, and a whole community to enjoy when you don't. This is the walk-everywhere, know-your-neighbours lifestyle Cooper's Crossing is famous for—at a price that actually works. Book your private showing today.