



GRASSROOTS
REALTY GROUP

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**132 Coopers Heights SW
Airdrie, Alberta**

MLS # A2328326



\$699,999

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,968 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Central A/C, Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garage Control(s), Electric Range

Welcome to this fully finished walkout two-storey located on a quiet cul-de-sac in the heart of Cooper's Crossing, one of Airdrie's most desirable communities. With over three finished levels, this home offers plenty of space and has been extensively updated over the years. The main floor features a bright, open layout with a spacious living room, dedicated home office, convenient laundry room and a generous dining area with plenty of natural light. The kitchen has been updated with brand new quartz countertops and a new backsplash, along with maple cabinetry, stainless steel appliances, a large centre island and corner pantry. Upstairs, the sunken bonus room offers vaulted ceilings and a gas fireplace, making it a comfortable place to relax. The upper level also includes two well-sized bedrooms, a 4-piece bathroom and a spacious primary suite complete with a walk-in closet and a 5-piece ensuite featuring dual sinks, a soaker tub and a separate shower. The professionally finished walkout basement includes a large family room with a bar area, a fourth bedroom, a 3 piece bathroom and direct access to the backyard, providing flexible space for guests, older children, or extended family. Step outside to the rear deck overlooking the beautifully landscaped backyard, an ideal space for summer BBQs and outdoor entertaining. Recent updates include new hot water tank (2020), central air conditioning (2024) and a new furnace (2025). Additional features include underground sprinklers and a location within walking distance to parks, pathways, schools, and shopping with restaurants and everyday amenities. A great opportunity to own a fully finished walkout home in one of Airdrie's most sought-after neighbourhoods.

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