



GRASSROOTS
REALTY GROUP

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187 Coopersfield Way SW
Airdrie, Alberta

MLS # A2329213



\$787,500

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,222 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Mount in Basement		

There are homes that check all the boxes...187 Coopersfield Way SW is one of those homes. A beautifully maintained McKee-built home in Coopers Crossing offering nearly 3,150 SqFt of refined living space, 4 bedrooms, 3.5 bathrooms and a floorplan designed to grow with your family. Natural light pours through the main floor where 9' ceilings, hardwood flooring and generous room proportions create an inviting and comfortable space. At the heart of the home, the beautifully appointed kitchen features quartz countertops, upgraded appliances, a walkthrough pantry and a large island that naturally becomes the gathering place for everything from busy weekday breakfasts to weekend entertaining. The adjacent dining area overlooks the professionally landscaped backyard while the living room is anchored by a stunning Vermont Castings stove that brings warmth and charm rarely found in newer homes. Upstairs, the vaulted bonus room creates the perfect second living space for movie nights, kids' playtime or simply somewhere to unwind. The spacious primary retreat offers vaulted ceilings, a luxurious five-piece ensuite, walk-in closet and the convenience of direct access to the upper laundry room. Two additional bedrooms and a full bathroom complete the upper level. Professionally finished by the builder, the lower level expands your living space with a large recreation room, fourth bedroom, full bathroom and ample storage. What truly separates this home from the competition are the thoughtful improvements already completed for you. Central air conditioning, upgraded kitchen appliances, epoxy garage floors, an exposed aggregate driveway that has been widened for expanded parking, premium artificial turf in the front, beautiful landscaping and two premium stoves; including the striking Vermont Castings in the living room and a Jøtul gas stove

downstairs create a home that offers the character and upgrades we wish was the norm. Built by McKee Homes in 2017 and meticulously cared for by its original owners, this home shows with remarkable pride of ownership and offers the peace of mind of buying a home that has already been thoughtfully improved and lovingly maintained. Located in one of Airdrie's most sought-after communities, Coopers Crossing continues to be a favourite for families. You're walking distance to Coopers Crossing School, Windsong Heights School & St Veronica along w/numerous parks/playgrounds/walking/biking paths. Commuting is a breeze with access to Deerfoot & 40th Ave Overpass.