



GRASSROOTS
REALTY GROUP

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708 Coopers Square SW
Airdrie, Alberta

MLS # A2330977



\$984,999

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,461 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully appointed and thoughtfully upgraded, this fully finished two-storey in the heart of Coopers Crossing offers over 3,500 sq ft of developed living space, a family-friendly layout, and an unbeatable location backing onto walking paths just steps from Coopers Crossing School. With six bedrooms, 3.5 bathrooms, and exceptional indoor and outdoor living spaces, this home is designed to grow with your family. A welcoming front entry opens to a bright main floor featuring site-finished hardwood flooring, fresh paint throughout, custom shiplap feature walls, and an abundance of natural light. The open-concept layout is anchored by a spacious living room with a beautifully refinished gas fireplace and flows seamlessly into the kitchen and dining area. The kitchen offers granite countertops, stainless steel appliances, a large centre island with seating, a walk-in pantry, and direct access to the mudroom and attached double garage. Decorative wood ceiling beams add warmth and character, while the adjacent dining area overlooks the sunny south-facing backyard and pathway beyond. A versatile main floor office or fourth upstairs-style bedroom and a convenient two-piece bathroom complete this level. Upstairs, the spacious bonus room provides the perfect place to relax, while the primary suite offers a large walk-in closet and a five-piece ensuite with dual vanities and a soaker tub. Two additional bedrooms, each with their own walk-in closet, share a well-appointed four-piece bathroom. The upper-floor laundry room with built-in storage adds everyday convenience. The finished basement expands the living space with two additional bedrooms, a spacious recreation room, a dry bar, a modern three-piece bathroom, and plenty of storage, making it ideal for teenagers, guests, or multi-generational living. Outside, the SOUTH-FACING backyard is fully fenced and backs

directly onto walking paths and greenspace, creating a peaceful setting while still being only a short walk to Coopers Crossing School. The massive deck with a natural gas BBQ hookup makes entertaining easy, and mature trees throughout the neighbourhood provide the charm that has made Coopers Crossing one of Airdrie's most sought-after communities. Additional highlights include a three-zone furnace, central air conditioning, a brand-new LG washer and dryer, updated lighting and window coverings throughout, refinished hardwood flooring, and an attached double garage. With parks, pathways, schools, shopping, and everyday amenities all nearby, this is an exceptional opportunity to own a beautifully maintained family home in one of Airdrie's premier neighbourhoods. Don't miss your chance to see this one today. You won't be disappointed.