



GRASSROOTS
REALTY GROUP

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**126, 100 Coopers Common SW
Airdrie, Alberta**

MLS # A2331147



\$448,000

Division:	Coopers Crossing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry		

Inclusions: Security Equipment (no contract), Metal Shelving Unit in Garage,

Welcome to Cooper's Gardens, where style, comfort, and convenience come together in one of Airdrie's most sought-after communities. Lovingly maintained by its original owner, this immaculate townhome offers over 1,560 sq. ft. of beautifully designed living space, featuring 3 bedrooms, 2.5 bathrooms, a double attached garage, and the rare bonus of a full driveway for additional parking. Located in the award-winning community of Coopers Crossing, you'll enjoy all the benefits of homeownership without the hassle. Say goodbye to shoveling snow and mowing lawns, and spend more time enjoying everything this incredible neighbourhood has to offer. Step inside to a bright, open-concept main floor where 9-foot ceilings, oversized windows, and an abundance of natural light create a warm and welcoming atmosphere. The thoughtfully designed kitchen is the heart of the home, featuring granite countertops, upgraded appliances, a timeless colour palette, a spacious corner pantry, and plenty of prep space for everything from weeknight dinners to holiday entertaining. The kitchen flows effortlessly into the dining area and inviting living room, where a cozy fireplace creates the perfect place to relax after a long day. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with its own private ensuite. A second full bathroom and the convenience of upper-floor laundry make everyday living effortless. The unfinished basement offers high ceilings and rough-in plumbing, providing the perfect blank canvas to create a home gym, recreation room, additional bedroom, or whatever best suits your lifestyle. Additional features you'll appreciate include central air conditioning, a pet-friendly complex (with board approval), low condo fees, and exceptional pride of ownership throughout. Location truly sets this home apart. Enjoy the

convenience of being just steps from top-rated schools, beautiful parks, scenic ponds, walking pathways, shopping, restaurants, and everyday amenities. Whether you're a first-time buyer, downsizing, or looking for a low-maintenance lifestyle without sacrificing space or quality, this home checks all the boxes. Move-in ready, impeccably maintained, and perfectly located in one of Airdrie's most prestigious communities—this is an opportunity you won't want to miss.