



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**202, 110 Coopers Common SW  
Airdrie, Alberta**

**MLS # A2339148**



**\$464,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coopers Crossing                                                        |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                   |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,831 sq.ft.                                                            | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Enclosed, Garage Faces Front                    |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low M |               |                   |

|                    |                         |                   |        |
|--------------------|-------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | \$ 416 |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | R2-T   |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -      |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NA

All the SPACE OF A DETACHED HOME, WITHOUT ALL THE UPKEEP! It's rare to find a townhome that offers this much space, storage and such a functional family-friendly layout. Beautifully updated and impeccably maintained, this 3 bedroom, 2.5 bathroom home offers over 1,830 sq ft above grade, an oversized double attached garage and the highly desirable, RARELY AVAILABLE LAYOUT OF ALL 3 BEDROOMS UPSTAIRS. From the moment you walk in, you'll appreciate the soaring ceilings, abundance of natural light and bright, open-concept design. The beautifully updated kitchen features NEW STONE COUNTERTOPS, crisp WHITE CABINETRY, New Sink, STAINLESS appliances, New Stove & Dishwasher, a large pantry and an oversized island. The spacious dining and living areas flow together beautifully, anchored by a cozy GAS FIREPLACE, creating a warm and welcoming space for everyday living and entertaining. Thoughtful updates continue throughout the home with NEW CARPET, UPDATED LIGHTING and stunning SHUTTERS, giving the entire space a fresh, polished feel. Even the closets have been thoughtfully upgraded with quality built-in shelving rather than standard wire shelving, along with plenty of additional storage throughout. Upstairs, the impressive primary retreat features a RAISED TRAY CEILING, walk-in closet and SPA-LIKE 5-PIECE ENSUITE with dual sinks, freestanding soaker tub and separate shower. Two additional spacious bedrooms, a full 4-piece bathroom and convenient UPPER-FLOOR LAUNDRY with NEW WASHER AND DRYER make this floor plan ideal for families. The UPPER LOFT is the perfect spot for a HOME OFFICE, homework station or reading area, while the oversized linen closet provides even more practical storage. The full unfinished basement is a fantastic blank canvas for future

development, with two oversized windows and bathroom rough-in already in place. There is plenty of room to create a 4th bedroom, large rec room, additional bathroom and still maintain excellent storage space. Additional features include a WATER SOFTENER, NEW COMFORT-HEIGHT TOILETS and NEW REAR RETRACTABLE SCREEN DOOR, along with numerous thoughtful upgrades that make this home truly move-in ready. Outside, enjoy summer evenings and BBQs on your rear deck while appreciating the ease of LOW-MAINTENANCE & the "LOCK-AND-LEAVE" LIFESTYLE. Located in sought-after Coopers Crossing, this well-maintained complex is surrounded by scenic pathways, ponds, parks and green space, with schools, playgrounds, shopping, restaurants and everyday amenities all close by. You're also just minutes from QEII/Highway 2, providing quick access into Calgary and to Stoney Trail for an easy commute throughout the city. SPACE, STYLE, STORAGE AND A SMART LAYOUT, all in one of Airdrie's most desirable communities. This one truly checks all the boxes.