



GRASSROOTS
REALTY GROUP

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308 Coopersfield Rise SW
Airdrie, Alberta

MLS # A2339441



\$867,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,007 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	All window coverings with warranty		

This stunning, must-see showstopper custom-built home in the number-one-rated community of Cooper's Crossing in Airdrie has it all. Spanning over 2,500 square feet of developed space, this fully finished two-story residence features an elegant main-level gourmet kitchen complete with a walk-through pantry, full-height cabinetry, a stylish range hood, upgraded appliances, custom built-ins, a full-height tile backsplash, and a discreet tile garbage bin cupboard. The open-concept living area serves as a true focal point, highlighted by a striking floor-to-ceiling brick wall feature framing a cozy fireplace insert. Working from home is equally effortless with a dedicated main-level pocket office. Upstairs, you will find three spacious bedrooms alongside a versatile bonus room and a convenient laundry area complete with a folding counter and utility sink. The primary bedroom serves as a true private retreat, offering a lavish five-piece ensuite with a deep soaker tub and a generous walk-in closet. The professionally developed lower level by the builder adds two additional bedrooms and an exceptional entertainment space featuring built-in surround sound speakers. Nothing has been overlooked in this luxury home, which is further enhanced by custom window coverings and lifetime-warranty light fixtures, and still under new home warranty. Step outside to a fully fenced and landscaped backyard featuring a brand-new deck, complemented by a welcoming front porch and a front-attached garage. Perfectly positioned for an active lifestyle, this residence is just minutes away from local stores, shops, restaurants, and grocery options, with easy commuting access to Calgary via the nearby overpass and within walking distance of schools ranging from kindergarten to high school.

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