



GRASSROOTS
REALTY GROUP

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67 Coopersfield Park SW
Airdrie, Alberta

MLS # A2341642



\$719,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,088 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, 0		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A.		

An exceptional McKee-built home in the award-winning community of Coopers Crossing. Proudly offered by the original owners and meticulously maintained since new, this fully finished home offers over 3,000 square feet of beautifully developed living space, combining timeless design, quality craftsmanship, and modern functionality in an impressive turn-key package. From the moment you arrive, the curb appeal is undeniable. The attractive front elevation, landscaped yard, and welcoming covered front verandah create an inviting first impression, while the rear detached garage design keeps the front of the home open and bright, allowing for more windows and natural light while eliminating a garage and driveway directly adjoining the front living space. No front driveway also means less winter shoveling, while keeping vehicle noise and exhaust fumes away from the main living areas. The paved rear lane provides convenient garage access, with the added potential for additional parking or RV storage beside the garage. Step inside and you'll immediately appreciate the bright, airy atmosphere created by 9-foot ceilings, oversized windows, luxury vinyl plank flooring, beautiful millwork, decorative ceiling beams, and an open-concept layout. The heart of the home is the stunning chef-inspired kitchen, featuring quartz countertops, stainless steel appliances, a gas stove, abundant cabinetry, and extensive workspace. The adjoining dining and living areas provide the perfect environment for everything from relaxed family evenings to larger gatherings and entertaining. A spacious main-floor office surrounded by windows offers an ideal work-from-home setting, while the oversized rear boot room is both practical and impressive, complete with a custom built-in bench and excellent storage. Upstairs, the vaulted bonus room provides a comfortable secondary living space and

showcases beautiful west-facing views over the backyard. The upper-level laundry room adds everyday convenience, while three generous bedrooms provide plenty of room for the family. The primary retreat is a true sanctuary, featuring a luxurious 5-piece spa-inspired en suite and spacious walk-in closet. The professionally finished basement adds exceptional versatility. A massive fourth bedroom with a large walk-in closet, full bathroom, and expansive recreation area provides plenty of room for guests, teenagers, a home gym, media space, or additional family living. A fully landscaped and fenced west-facing backyard is designed for both privacy and enjoyment. Relax on the rear deck, fire up the BBQ with the convenient gas line, gather around the fire pit, or simply enjoy the sunshine. A storage shed provides additional outdoor storage, while the detached double garage offers 220-volt power, ideal for hobbies, workshop use, tradespeople, or future EV charging. Additional highlights include a smart home panel, Cat6 wiring throughout, located within walking distance to schools, parks, pathways, and all amenities!