



GRASSROOTS
REALTY GROUP

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832 Coopers Square SW
Airdrie, Alberta

MLS # A2344178



\$724,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,235 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Awning on deck, refrigerator in garage, TV mount in living room

WELCOME HOME! Beautiful, FULLY DEVELOPED FAMILY home in Airdrie's award-winning Coopers Crossing — the community voted #1 for 11 years running. Located on a quiet, low-traffic square (only local traffic) that fosters lifelong neighbours and childhood friendships, this spacious 3+1 bedroom, 3.5-bath residence offers nearly 3,100 sq. ft. of developed living space and sits just steps from parks, playgrounds, pathways and top-rated schools — only a half block to Coopers Crossing School with a safe walking path directly to the school, so kids don't have to use busy streets. Sited on a desirable corner lot with strong curb appeal, the home welcomes you with a large front veranda, double car driveway and an oversized double garage (25 x 20). Natural light pours into the open main floor through numerous windows and an impressive vaulted ceiling that creates a bright, airy atmosphere. Warm hardwood flows throughout the main level and ties the rooms together beneath soaring cathedral-style ceilings. A flexible room off the foyer is ideal for a formal dining room, large home office or study. The chef-inspired kitchen stands out with abundant counters, striking granite surfaces, large kitchen island and a cozy breakfast nook, where you can start the day with a hot cup of coffee while the kids enjoy breakfast, before safely walking to school just half a block away. A convenient walk-through pantry connects directly to the garage, making grocery unloading effortless. The living room, anchored by a natural gas fireplace and dramatic high ceilings, provides a welcoming focal point for family evenings and entertaining. Main-level laundry with sink and a convenient powder room complete the main floor. Upstairs an open landing and loft-style flex area create a comfortable TV den, play space or homework zone. The upper level

includes three generous bedrooms anchored by a massive primary bedroom + ensuite with a large walk-in closet for excellent storage. Two additional bedrooms share a thoughtfully appointed family bath. The fully finished lower level extends the home's flexible design with a sizable recreation room adaptable as a media room, gym or games area, and a large fourth bedroom with its own newly renovated stylish three-piece bathroom provides privacy and convenience for guests or teenagers. Outside, the private, fully fenced oversized backyard features an expansive deck — an ideal outdoor oasis for summer entertaining, family BBQs and safe play for children and pets. Positioned in a warm, neighbourly community where neighbours become friends and children grow up together, this home blends elegant finishes, versatile living areas and abundant natural light in one of Airdrie's most desirable neighbourhoods.