



GRASSROOTS
REALTY GROUP

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159 Cooperstown Lane SW
Airdrie, Alberta

MLS # A2344782



\$750,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,479 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Wet Bar		

Inclusions: 2 more bar fridges

Welcome to this exceptional home in one of Airdrie's most sought-after communities. From the impressive foyer to the expansive rear deck, this home offers a thoughtful blend of style, comfort, and functionality. Abundant natural light, hardwood flooring, and 9-foot ceilings create a bright and welcoming atmosphere. The main floor features a versatile office/flex room, a beautifully appointed chef's kitchen with a gorgeous quartz island, custom hood fan, and walk-through pantry, plus a spacious living room anchored by a beautiful fireplace, elegant dining area, and 2-piece powder room. Designed for both everyday living and entertaining, the kitchen invites you to gather with family and friends. Upstairs, a generous bonus room complements the massive primary retreat, complete with a walk-in closet and luxurious ensuite. Two additional bedrooms, a laundry room, and a 5-piece bathroom complete the upper level. The developed basement, adds exceptional flexibility with two additional bedrooms, wet bar and a separate office/bedroom with a private 2-piece bathroom and access through the garage offers an ideal space for guests, teens, or working from home. Additional highlights include in-floor heating in the basement and ensuite, theatre pre-wiring for surround sound and a projector, upgraded blinds, motorized window coverings. With about 3,400 sq. ft. of finished living space and close proximity to schools and parks, this home offers exceptional space, versatility, and executive living in one of Airdrie's finest communities.