



GRASSROOTS
REALTY GROUP

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247 Coopers Cove SW
Airdrie, Alberta

MLS # A2345882



\$999,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,640 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cement Fiber Board, Stone
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: na

OPEN HOUSE THIS SATURDAT (AUG 15) FROM 12:00 Pm To 3:00 Pm Welcome to this exceptional luxury residence in the prestigious community of Coopers Crossing, offering approximately 2,640 sq. ft. of beautifully designed living space that seamlessly blends modern elegance with functional family living. This impressive two-storey home features 5 spacious bedrooms and 4 full bathrooms, making it ideal for growing families and multi-generational living. A grand double-door entrance welcomes you into a bright and thoughtfully designed main floor, complete with two dining areas, a full bedroom, and a 3-piece bathroom with a standing shower. The chef-inspired kitchen is meticulously upgraded with built-in appliances, a chimney-style hood fan, ceiling-height cabinetry, and sophisticated black hardware throughout. The inviting living room is highlighted by a stunning floor-to-ceiling feature fireplace with bold black tile detailing, creating a warm and elegant focal point. Expansive windows flood the home with natural light, while the stylish spindle railing adds timeless character. Upstairs, you will find 4 generously sized bedrooms, 3 full bathrooms, and a spacious bonus room with a vaulted ceiling, offering the perfect setting for relaxation and entertainment. The luxurious primary suite features a tray ceiling, a spa-inspired 5-piece ensuite with a jetted tub, separate glass shower, and a large walk-in closet. The upper-level laundry room is thoughtfully designed with a sink and additional storage for everyday convenience. Secondary bedrooms are well-sized and complemented by access to two additional full bathrooms. Step outside to a large rear deck and fully fenced backyard, providing an ideal space for outdoor enjoyment. A separate side entrance to the basement offers excellent future development potential. The exterior is enhanced with

premium James Hardie (Hardie Board) siding, renowned for its durability and curb appeal. Completing the home is a double attached garage, providing ample parking and storage. Ideally located close to schools, parks, playgrounds, and shopping amenities, this outstanding property offers an exceptional lifestyle in one of Airdrie's most sought-after communities. Don't miss this rare opportunity to own a premium home in Coopers Crossing.