



GRASSROOTS
REALTY GROUP

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901, 110 Coopers Common SW
Airdrie, Alberta

MLS # A2348484

\$499,990

Division:	Coopers Crossing		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Waterscape in Coopers Crossing, Airdrie—Ideally located close to schools, shopping, parks, and miles of scenic pathways, this beautifully maintained 4-bedroom, 3.5-bathroom home offers exceptional space, comfort, and style for a growing family. Step inside to a bright and inviting open-concept main floor, filled with natural light and featuring brand-new vinyl flooring, elegant luxury light fixtures, beautiful cabinetry, stainless steel appliances, and a large granite island—perfect for everyday living and entertaining family and friends. Upstairs, the spacious primary bedroom offers a private retreat, complete with a luxurious 5-piece ensuite featuring a stand-alone soaker tub, large corner shower, and dual vanity. Two additional generous-sized bedrooms, a 4-piece bathroom, an open flex space, and convenient upper-floor laundry complete this level. The fully finished basement provides even more living space, featuring an oversized fourth bedroom, comfortable recreation/living area, 4-piece bathroom, and a large storage room. Outside, enjoy the convenience of a double attached garage and a spacious rear deck with a gas line, perfect for summer barbecues and outdoor gatherings. Impeccably maintained and thoughtfully updated, this home showcases modern colours, elegant finishes, brand-new flooring on the main floor, and beautiful upgraded light fixtures. With its functional layout, abundant natural light, and desirable location, this home is truly move-in ready and ready to welcome its next family.