



GRASSROOTS
REALTY GROUP

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**119, 100 Coopers Common SW
Airdrie, Alberta**

MLS # A2349767

\$449,900

Division:	Coopers Crossing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Cooper's Gardens, where style, comfort and convenience come together in the award-winning community of Coopers Crossing! This immaculate 2-storey townhome offers over 1,500 sq. ft. of beautifully designed living space, featuring 3 bedrooms, 2.5 bathrooms and a double attached garage. Best of all, enjoy the benefits of homeownership without the hassle of shovelling snow or mowing the lawn. Step inside to a bright, inviting main floor with 9' ceilings, oversized windows and an abundance of natural light. The thoughtfully designed kitchen features a large island, stainless/black appliance set, spacious corner pantry, contemporary finishes and plenty of prep space. It flows effortlessly into the dining area and comfortable living room, where a cozy fireplace creates the perfect place to relax or entertain. Upstairs, you'll find three generously sized bedrooms, including a spacious master retreat with a walk-in closet and private ensuite. A second full bathroom, convenient upper-floor laundry and a versatile computer nook provide the functionality today's homeowners appreciate. Not to be missed is the bonus of Air Conditioning. The unfinished basement offers high ceilings and plenty of potential to create a recreation room, home gym, office, additional bedroom or whatever best suits your lifestyle. Outside, enjoy the added privacy of having no neighbours directly behind you. The double-wide driveway provides additional parking, while the complex also offers ample visitor parking. Coopers gardens is a well managed and maintained pet-friendly complex with low condo fees. The community of Coopers Crossing puts you close to parks, ponds, schools, shopping and restaurants, with Nose Creek Regional Park nearby and more than 100 km of pathways throughout Airdrie for walking and cycling. Convenient access to major routes makes

commuting to Calgary easy. Immaculate, spacious and exceptionally well cared for, this is a wonderful opportunity to enjoy low-maintenance living in one of Airdrie’s most desirable communities.