



GRASSROOTS
REALTY GROUP

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3 Cooperstown Row SW
Airdrie, Alberta

MLS # A2351269



\$899,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,673 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Window coverings.		

CORNER LOT | 2,670+ SQ. FT. | DOUBLE ATTACHED + DETACHED OVERSIZED GARAGE | 3 BEDROOMS + BONUS ROOM | SEPARATE BASEMENT ENTRANCE | Some homes give your family more space, this one gives you more possibilities. Custom built by McKee Homes and set on a generous corner lot in sought-after Cooper's Crossing, this extensively upgraded property offers over 2,670 sq. ft. above grade, three exceptionally spacious bedrooms, 2.5 bathrooms, multiple family areas, a double attached garage and an additional double detached garage. It is an outstanding fit for a growing or multigenerational household, a serious hobbyist, a mechanic, or anyone who values space that can evolve with their lifestyle. Inside, a welcoming foyer introduces a thoughtfully designed main floor filled with upgraded finishes and natural light. A dedicated front office creates a comfortable and private work from home space, while the open living room is anchored by a gas fireplace and offers plenty of room for family gatherings. At the heart of the home, the upgraded kitchen features two-tone cabinetry, stone countertops, a large centre island, statement range hood, contemporary backsplash and abundant storage. A walk-through pantry connects the kitchen to the mudroom, making groceries easy to bring in from the attached garage, while the adjoining dining area keeps everyday meals and entertaining comfortably connected. Upstairs, a substantial family room provides the second living area families are always searching for ideal for movie nights, gaming, homework or a dedicated children's retreat. All three bedrooms are generously proportioned, including two oversized secondary rooms and an impressive primary bedroom with a large walk-in closet. The spa inspired five piece ensuite offers dual sinks, a deep freestanding tub and a separate

shower, while a full family bathroom and convenient upper floor laundry complete this level. A direct side entrance leads to the unfinished basement, creating an excellent starting point for the next owner's plans. The lower level is roughed in for in-floor heating which also can serve the main floor and garage. This space has potential and access to become an expansive recreation area, private accommodations for older children or extended family, or a future secondary suite for added flexibility, subject to municipal approval and permitting. In addition to the double attached garage, the separate double oversize detached garage provides valuable room for project vehicles, tools, motorcycles, storage or a serious workshop. Combined with the corner-lot setting, covered deck and irrigation system, rear-lane access, this property offers possibilities that extend far beyond those of a conventional suburban home. Cooper's Crossing offers a connected, family-friendly lifestyle, with more than six kilometres of pathways, parks, playgrounds, ponds, schools and Cooper's Town Promenade. Book your private showing today!