



GRASSROOTS
REALTY GROUP

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416 Coopers Boulevard SW
Airdrie, Alberta

MLS # A2351617



\$599,900

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,643 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Swing set, chin up bar in basement, TV mounts		

Enjoy the space, comfort, and convenience of a beautifully maintained semi-detached home in one of Airdrie's most sought-after communities — with no condo fees! Offering 4 bedrooms, 3.5 bathrooms, and a dedicated home office, this move-in-ready home provides plenty of room for modern family living. The fully developed basement adds even more versatile space for a home gym, recreation room, or additional lounge area. A charming front porch, upper-level balcony, central A/C, water softener, and double detached garage add to the home's appeal and everyday comfort. Step outside to your private, tree-lined backyard — an inviting space for summer BBQs, family gatherings, or quiet evenings outdoors. The location is just as impressive. Enjoy the convenience of nearby schools, parks, pathways, grocery stores, cafés, and restaurants, making it easy to embrace an active, connected lifestyle. With quick access to Deerfoot Trail and Stoney Trail, commuting to Calgary is simple. If you're looking for a move-in-ready home with modern comfort, exceptional living space, a private backyard, and the added benefit of no condo fees, this is one you won't want to miss!