



GRASSROOTS
REALTY GROUP

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1305 Coopers Drive SW
Airdrie, Alberta

MLS # A2352543

\$574,900

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,707 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

Everything you want is here: a smart layout, a south-facing backyard, and a location steps from parks, schools, and a brand new shopping district in Cooper's Crossing. The open floor plan features 9' ceilings and four bedrooms: three upstairs and one on the lower level. The beautiful kitchen is made for entertaining, with white cabinetry, granite countertops, a large island with room for a breakfast bar, matching stainless steel appliances, ample cupboard space, and a thoughtful layout. A cozy gas fireplace keeps winters comfortable, and air conditioning keeps you cool in summer. Upstairs, the primary bedroom offers a spa-inspired 5-piece ensuite with a soaker tub and separate glass shower. The main 4-piece bathroom has a shower/tub combo and modern basins. The 2-piece powder room with pedestal sink is perfect for guests. The detached garage is insulated and polyed, with built-in storage. Cooper's Crossing is known for its rich greenery. Its walking path network connects schools, parks, playgrounds, and ponds. The home's architecture draws on Craftsman, Prairie, Colonial, and French Provincial influences. This home has it all.