



**GRASSROOTS**  
REALTY GROUP

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**2733 Coopers Circle SW**  
**Airdrie, Alberta**

**MLS # A2208568**



**\$680,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Pantry		

<b>Inclusions:</b>	N/A
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Welcome to this fully finished 3 Bedrooms, 3.5 Bathrooms, 2600+ sqft total living space home with RV PARKING in the award winning community of Coopers Crossing. This home features a furnace, central air conditioning, HRV System, phantom screens & has beautiful hardwood floors throughout the main level. In the kitchen there are features such as granite counters, stainless steel appliances, raised eating bar & corner pantry. The main level laundry with new machines is off the garage which is over-sized and heated. Upstairs you will find a large bonus room with vaulted ceilings, master bedroom with a walk-in-closet & lovely en-suite w/ separate shower & tub. 2 spacious bedrooms & 4 pc bathroom finish off the upper level. The basement is developed & has a spacious family room, 4 pc bathroom & plenty of storage space. The backyard is massive and has room for a 30 plus ft RV with access to the backlane, and there is still room for a trampoline! The deck also features gas line for family BBQs! Being close to amenities and all levels of schools, walking paths and parks this home won't last long! Call your favorite realtor to see this stunning home today!