

772 Coopers Square SW
Airdrie, Alberta

MLS # A2166179



\$639,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2009 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Utility Room Freezer, Kitchen Reverse Osmosis System, Shed.

The house hunting is finally over! Your extensively UPGRADED & FULLY FINISHED 5 Bedroom home is here, situated on a desirable street just off the picturesque greenspace and pathways of Coopers Crossing. 9' ceilings and durable newer LVP flooring welcome you inside this bright Avi built home. The Foyer hosts an organized closet, and overlooks an open-concept Formal Dining Room that would also make a perfect Home Office w/ a 2-pc Powder Room just across the hall. A well-equipped Kitchen boasts rich Oak Cabinetry, a gas stove, huge Island w/ a breakfast bar, and a great Walk-Thru Pantry w/ shelving that offers access to the Laundry Room, Mudroom, and your DOUBLE ATTACHED GARAGE. The Breakfast Nook has loads of natural light and steps out onto the back deck, and the large Living Room is kept cozy by a corner gas fireplace w/ tile surround & mantle. On the upper-level there's great flex space in the massive Bonus Room, 3 big Bedrooms, a shared 4-pc Bathroom, organized Linen Closet, and a private Primary Suite! The Primary hosts a Walk-In Closet w/ shelving and a tiled 4-pc Ensuite w/ a walk-in shower and separate soaker tub beneath the window, for ultimate relaxation. Head downstairs to find even more functional space, beautifully finished w/ durable laminate flooring, recessed lighting, an oversized Rec Room, 2 additional large Bedrooms w/ closets, a tiled 4-pc Bathroom w/ another large soaker tub, and endless storage solutions. This home also has an equally impressive exterior, fully fenced and landscaped, w/ a firepit area, massive 2-tiered Deck w/ lighting, and spacious storage Shed to hide away all your lawn tools and outdoor toys! This location is unbeatable, w/ greenspace access just steps from your front door, walking distance to some of Airdrie's best schools, playgrounds, amenities and public

transportation. This home is clean and freshly painted, and is move-in ready, what are you waiting for? Call your favorite Realtor and come see it for yourself!