

101, 100 Coopers Common SW
Airdrie, Alberta

MLS # A2203767



\$480,000

Division:	Coopers Crossing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,429 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NA

Welcome to Cooper's Gardens, an amazing Fully Finished, End-Unit, former Show Home, boasting 3 bedrooms, 2.5 baths, recently added A/C and a heated Double Attached Garage! Located on a large corner lot within the Award-Winning Community of Coopers Crossing! This home has been lovingly maintained, offering you a life of leisure without the hassle of yard work or snow removal. As you enter, you'll be swept away by the open-concept design that features 9' ceilings and an abundance of natural light streaming through the expansive west-facing windows. The corner position ensures that sunshine floods every corner of your home, creating a warm and inviting atmosphere. The chef's kitchen is a true delight, featuring a new fridge, breakfast bar island and a spacious pantry, seamlessly connecting to the dining and living areas perfect for hosting family and friends. Gather around the charming fireplace in the living room, enhanced by elegant hardwood and tile flooring throughout. Ascend to the upper level, where your private retreat awaits. The primary suite is a true gem, complete with a 3 pce ensuite and two generous closets. Two additional well-appointed bedrooms and another full bath provide ample space for family or guests. The fully finished basement further enhances your living space, featuring a massive family room / recreation area highlighted by a stunning stone accent wall and plenty of storage options. Situated within walking distance of a variety of amenities, schools, parks, ponds, and pathways, this property truly blends comfort with convenience. With low condo fees, this residence presents an exceptional opportunity in the prestigious Coopers Crossing. Plus, the west-facing private deck is perfect for summer BBQs. Don't let this incredible opportunity slip away—schedule your viewing today!