

# \$799,800 - 208 Coopers Grove Sw, Airdrie

MLS® #A2196293

**\$799,800**

3 Bedroom, 4.00 Bathroom, 2,511 sqft

Residential on 0.12 Acres

Coopers Crossing, Airdrie, Alberta

Step into this beautifully crafted home in the heart of Coopers Crossing, one of Airdrie's most sought-after neighborhoods. With over 2,500 sq ft above grade & a fully developed basement, this well maintained property offers an unparalleled blend of style, comfort & convenience. As you enter, you'll be captivated by the stunning millwork that flows throughout the home. The front entry leads to a spacious dining room, featuring a stone accent wall & a 2-way gas fireplace framed with custom millwork. On the other side of the fireplace lies an inviting family room with built-in cabinetry & another stone feature accent, offering the perfect spot to gather with loved ones. The heart of the home is the expansive kitchen, which has rich cabinetry, granite countertops, & a gas stove. The oversized nook area, bathed in natural light from the large windows, is perfect for family meals. The main floor is complete with gleaming hardwood floors, a tiled laundry room with a sink & cabinets, & a thoughtful layout designed for ease & elegance. Upstairs, you'll find 3 generously sized bedrooms, including a luxurious primary suite with full ensuite & walk-in closet plus the common bath. The massive bonus room, with an additional office space that has access to a balcony, provides endless possibilities for work or play. The fully developed basement offers a versatile open area, a full bathroom, & an extra room, making it perfect for a home gym, playroom, or guest space. Additional features include central air



conditioning, proximity to parks, schools, pathways, & shopping. This home is in excellent condition, ready to welcome its next family.

Built in 2007

### Essential Information

MLS® #	A2196293
Price	\$799,800
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,511
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	208 Coopers Grove Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0G4

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Wired for Sound
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 21st, 2025
Days on Market	68
Zoning	R1
HOA Fees	57
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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