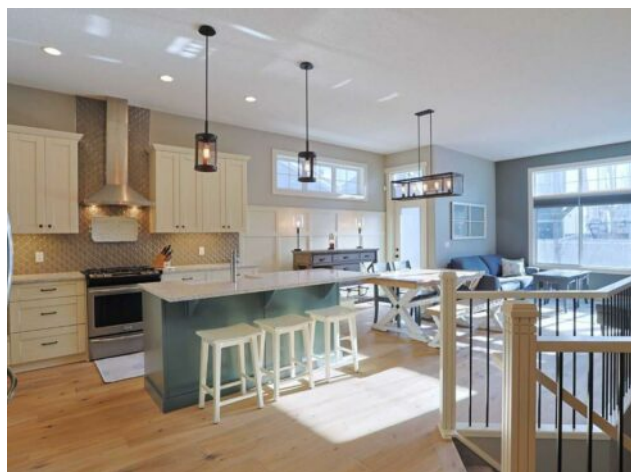


812 Coopers Crescent SW Airdrie, Alberta

MLS # A2221342


\$949,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,596 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Pie Shaped Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: projector & projector screen, wall-mounted speakers, storage shed, tire racks in garage, air hockey table, doorbell camera

Welcome to your next home here in this beautifully appointed bungalow in Airdrie's popular family community of Coopers Crossing, nestled on this wonderful corner lot just steps to Discovery Park & only minutes to Central Pond, Coopers Town Promenade & schools. Over 2700sqft of stylish living in this one-owner custom-crafted McKee Homes beauty, which enjoys engineered rustic hardwood floors & quartz counters, 3 bedrooms + den, 3 full baths & your own private home theatre. Bathed in natural light & complemented by soaring 10ft ceilings, you'll love the open concept design of the main floor with its expanse of windows, sun-drenched living room with upgraded fireplace, spacious dining room area with access to the backyard deck & showpiece designer kitchen with soft-close cabinetry, butler's & walk-in pantries, farmhouse sink & stainless steel appliances including Frigidaire gas stove/convection oven. The relaxing owners' retreat has a great-sized walk-in closet & sleek ensuite with glass shower, separate make-up vanity & quartz-topped double vanities. The 2nd main floor bedroom is conveniently located across from the 2nd full bath. The lower level - with 9ft ceilings, is beautifully finished with a games/rec room with quartz-topped wet bar & under-the-stairs alcove with built-in bench, large 3rd bedroom, another full bath & home theatre complete with projection screen & projector, plus a 4th bedroom is framed & ready to be finished. Main floor laundry with Samsung steam washer & dryer. Additional features & extras include epoxy flooring in the garage, durable Hardie Board exterior, 8ft doors, custom window blinds & underground sprinkler system, Glowstone exterior lights & fenced pie-shaped backyard with deck (equipped with gas BBQ line) & pergola, stone patio & storage shed. Minutes from your front door is Coopers Town

Promenade…featuring an open-air stage & firepit, office space, restaurants & a wide variety of shopping (anchored by Shopper’s Drug Mart & Save-On-Foods). Prime location in the highly desirable Southwest Airdrie neighbourhood within easy reach of the Sierra Springs Shopping Centre & quick access to 40 Avenue & the QE2, Cross Iron Mills & Calgary.