

208 Coopers Hill SW
Airdrie, Alberta

MLS # A2221441



\$753,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Coopers Crossing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,306 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Level, Pie Shaped Lot | | |

| | | | |
|--------------------|-----------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Pool Table

| NEWLY RENOVATED | 4 BEDS | 3.5 BATHS | WALKOUT BASEMENT | DOUBLE ATTACHED GARAGE | Welcome to this bright and newly renovated 2-storey home located in the community of Coopers Crossing! Featuring 4 bedrooms and 3.5 bathrooms, this home offers a functional layout for families and entertaining. The main level boasts an open-concept kitchen with quartz countertops, a matching island, soft-close cabinetry, and a spacious pantry. The adjacent dining area opens up to a balcony—ideal for enjoying your morning coffee. There’s also a versatile nook near the front entrance that can be used as a second dining area, home office, or cozy reading space. The kitchen flows seamlessly into the large living area with a cozy electric fireplace. A 2-piece bathroom completes this level. Upstairs, you’ll find three good-sized bedrooms including a spacious primary bedroom with a walk-in closet and private 4-piece ensuite. A large flex room on this level provides extra space for a home office, playroom, or entertainment area. Another full 4-piece bathroom adds convenience for the rest of the household. The fully finished walkout basement offers a fourth bedroom, a 3-piece bathroom, and a large rec/living area with direct access to the backyard. Located close to shopping, parks, and schools. Don’t miss out—book your showing today!