

**217 coopers Grove SW  
Airdrie, Alberta**

**MLS # A2267001**

**\$739,900**



<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,312 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Multiple Driveways		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		
<b>Inclusions:</b>	none		

Exceptional 5-Bedroom Home with Fully Finished (Illegal) Basement Suite in Coopers Crossing. Welcome to this beautifully maintained 2 Storey home offering over 3,000 sq. ft. of elegant living space on a spacious 5,575 sq. ft. lot in the highly sought-after community of Coopers Crossing. Designed for comfort, style, and functionality, this property is perfect for families seeking quality craftsmanship and a modern open-concept layout. The main floor features a bright and welcoming great room with a corner gas fireplace, seamlessly connected to a gourmet kitchen complete with stainless steel appliances, laminate countertops, a large central island, and a walk-through pantry. A dining nook, main-floor laundry, and powder room add to the home's everyday convenience. Upstairs, discover three generous bedrooms, including a primary suite with a walk-in closet and spa-inspired ensuite bathroom. A spacious bonus room offers versatility for a home office, media room, or play area. Two additional full bathrooms provide comfort and convenience for the entire family. The fully finished (illegal) basement suite includes two bedrooms, a kitchen, living area, and bathroom—ideal for extended family, guests, or potential rental use. Enjoy outdoor living in the fully fenced backyard, featuring a deck perfect for relaxing or entertaining. Located in the prestigious Coopers Crossing community, this home is close to schools, parks, gas stations, 7-Eleven, and all essential amenities. This property offers an exceptional combination of design, functionality, and location — a must-see opportunity for discerning buyers.