

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

MLS® #A2196293

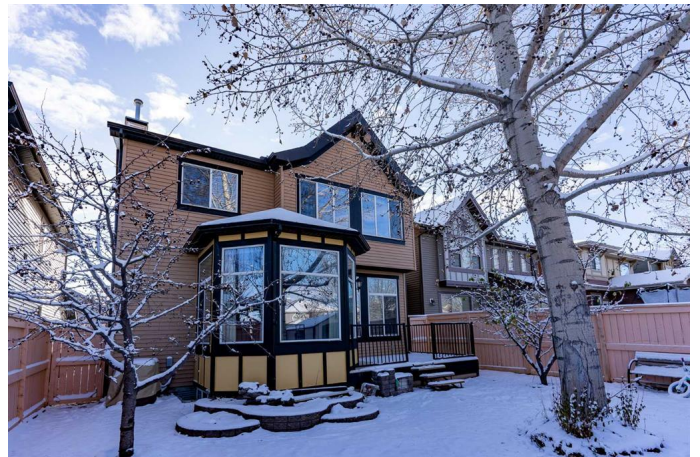
**\$799,800**

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 |
|-------------------|----------------------------------------------------------------------------|

|                 |                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 74                  |
| Zoning         | R1                  |
| HOA Fees       | 57                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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