

# \$750,000 - 208 Coopers Grove Sw, Airdrie

MLS® #A2227752

## \$750,000

3 Bedroom, 4.00 Bathroom, 2,511 sqft

Residential on 0.12 Acres

Coopers Crossing, Airdrie, Alberta

Welcome to this beautifully maintained home in the heart of Coopers Crossing—one of Airdrie’s most desirable communities. With over 2,500 sq ft above grade & a fully finished basement, this home blends warmth, function & timeless style. Rich millwork, hardwood floors & thoughtful details flow throughout. A two-way stone fireplace connects the elegant dining room & cozy family room, while the spacious kitchen offers granite countertops, gas stove & an abundance of cabinetry. The sunlit dining nook overlooks the backyard & is perfect for everyday meals. Upstairs you'll find three generous bedrooms including a serene primary retreat with walk-in closet & ensuite, plus a massive bonus room with an office & access to a private balcony. The lower level features a large rec space, full bath & extra room ideal for a gym, guests, or hobbies. Central A/C, a tiled laundry room with storage & proximity to schools, parks, pathways & shopping complete the package. Move-in ready & waiting for its next chapter!



Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2227752  |
| Price      | \$750,000 |
| 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, Wood Frame                   |
| Foundation      | Poured Concrete                                   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | R1             |
| HOA Fees       | 57             |
| HOA Fees Freq. | ANN            |

### **Listing Details**

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

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