

37 Coopers Close SW
Airdrie, Alberta

MLS # A2253962

\$765,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,201 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully updated executive home with over 3000 sq ft of developed living space that has a SUNNY SOUTH backing yard with mature trees that BACKS ONTO GREEN SPACE in the heart of Airdrie's Top Community of COOPERS CROSSING. The main level layout is outstanding with a large granite island/granite countertops, tons of cupboard space, updated subway tile backsplash, high quality stainless steel appliances (Bosch fridge, LG stove, Faber hood fan), Miele dishwasher, large walk through pantry, pot lights, modern hexagon tiled gas fireplace feature, built in ceiling speakers/sound system, 9 ft ceilings, a funky updated half bath and a sunny OPEN CONCEPT layout with luxury vinyl plank flooring that seamlessly connects the living room to the kitchen and the large dining room. Step out back into the well manicured sunny south facing fully irrigated backyard that backs onto green space to enjoy the composite deck with outdoor speakers (connected to the internal sound system), a retractable awning to beat the heat and mature trees that offer ultimate privacy. The upper level greets you with the large upstairs bonus room that rocks a soaring 10 ft ceiling, hardwood flooring and a perfectly installed built-in feature with tons of storage that sets this bonus room apart from others. Down the hall the large primary bedroom retreat hosts TWO his & her walk-in closets, more built-in speakers and a recently updated 4 piece ensuite bathroom with bright & light modern tile work including a fully tiled shower, a new quartz vanity and a deep soaker jet tub. The spacious 2nd and 3rd bedrooms upstairs are conveniently located next to the 2nd full bathroom that has also been upgraded with new tile flooring and shower subway tile. The fully developed basement has a large family room with more built-ins, a den and another gas fireplace that is perfect for family movie

nights or as an exercise space. While adjacent is another full bathroom (with heated floors) and the 4th and 5th bedrooms (5th Bedroom currently being used as an office). Don't lift a finger as this well designed home is move-in ready with an amazing location and quality finishes/updates that must be viewed to fully appreciate.