



THE
A-TEAM

**RE/MAX
FIRST**

100 COOPERS Common #143, Airdrie T4B3C8

MLS® #: **A2173804** Area: **Coopers Crossing** Listing Date: **10/24/24** List Price: **\$479,000**
 Status: **Active** County: **Airdrie** Change: **-\$11k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **2,703 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,697**
 Low Sqft:
 Ttl Sqft: **1,697**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Lawn,Greenbelt,Landscaped,Underground Sprinklers,Rectangular Lot**

Park Feat:

Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Other**

Construction: **Concrete,Manufactured Floor Joist,Stone,Vinyl Siding**
 Flooring: **Carpet,Linoleum**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Gas Water Heater,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Smoking Home,Vinyl Windows**

Utilities: **Cable at Lot Line,DSL Available,Electricity Connected,Natural Gas Available,Natural Gas Connected,Garbage Collection,High Speed Internet Available,Phone Available,Sewer Connected,Underground Utilities,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`9" x 7`11"	Kitchen	Main	10`3" x 10`6"
Dining Room	Main	8`9" x 12`0"	Living Room	Main	13`3" x 13`11"
Laundry	Main	6`2" x 9`0"	Bedroom - Primary	Upper	11`5" x 12`3"
Bedroom	Upper	8`9" x 11`7"	Bedroom	Upper	8`10" x 11`1"
Bonus Room	Upper	10`11" x 12`11"	2pc Bathroom	Main	4`10" x 5`5"
4pc Bathroom	Upper	5`0" x 7`4"	4pc Ensuite bath	Upper	6`9" x 10`11"

Legal/Tax/Financial

Condo Fee: **\$402**
 Title: **Fee Simple**
 Fee Freq: **Monthly**
 Zoning: **R2-T**

Legal Desc: **0411671**

Remarks

Pub Rmks: **Great townhome in Airdrie's Premier Address, Cooper's Crossing! Nice, mature treed, Storm Retention Pond with pathway around it for evening strolls. Open Plan from front entry with nice gas fireplace, in Living room complete with mantle, with Kitchen/Eating area. Great for entertaining! Off to your right is an oak spindle, split staircase up to the upper level. I nice combination of Oak & White trim finishing throughout. 3 Bedrooms up, Master w/walk-in closet, and spacious Ensuite bath. Nice West facing Bonus room completes the upper floor. Main Floor Laundry, and Mud-room with door leading to the attached double garage with opener. Beautiful spacious Oak Kitchen, with eating area overlooking the rear yard, and pathway. At nearly 1700 ft2, this home is one of the larger units in the area. Nice deck for your bar-b-que or smoker, stairs down to the grass. There is a nominal HOA Fee in Cooper's approx. \$60/year included in the monthly condo fee. It goes towards the additional landscaping care in the Cooper's Crossing Subdivision & Pathways. Professionally Managed by Astoria Property Management in Airdrie. Don't delay, easy to see.**

Inclusions: **N/A**
 Property Listed By: **Manor Real Estate Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







