



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**208 COOPERS Grove, Airdrie T4B 0G4**

MLS® #: **A2180034** Area: **Coopers Crossing** Listing Date: **11/21/24** List Price: **\$860,000**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2007** Abv Sqft: **2,511**  
 Lot Information  
 Lot Sz Ar: **5,328 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **2,511**

Access:  
 Lot Feat: **No Neighbours Behind, Landscaped, Rectangular Lot**  
 Park Feat: **Double Garage Attached, Oversized**

DOM

**30**  
Layout  
 Beds: **3 (3)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

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

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding**  
 Flooring: **Carpet, Cork, Hardwood, Laminate, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**  
 Int Feat: **Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 14`3"	Kitchen	Main	15`10" x 11`11"
Dining Room	Main	12`5" x 10`7"	Breakfast Nook	Main	10`10" x 9`1"
Laundry	Main	12`4" x 6`2"	Bonus Room	Upper	18`11" x 15`10"
Bedroom - Primary	Upper	15`11" x 13`11"	Walk-In Closet	Upper	7`0" x 6`9"
Bedroom	Upper	12`7" x 11`10"	Bedroom	Upper	11`5" x 8`10"

Den  
4pc Ensuite bath  
4pc Bathroom

Basement  
Upper  
Upper

13`11" x 12`1"  
0`0" x 0`0"  
0`0" x 0`0"

Game Room  
2pc Bathroom  
3pc Bathroom  
Legal/Tax/Financial

Basement  
Main  
Basement

27`8" x 15`6"  
0`0" x 0`0"  
0`0" x 0`0"

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R1

0712053

Remarks

Pub Rmks:

**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.**

Inclusions:  
Property Listed By:

N/A  
MaxWell Capital Realty

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













