

160, 100 Coopers Common SW Airdrie, Alberta

MLS # A2212880



\$515,000

Division:	Coopers Crossing		
Type:	Residential/Four Plex		
Style:	Bungalow-Villa		
Size:	1,161 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Rectangular		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows		

Inclusions: Shelves in storage room, Sectional couch & Lamp in basement, Humidifier on the furnace is not being used and is 'as is'.

Step into the vibrant heart of Coopers Crossing and claim this rare end-unit bungalow villa, where modern elegance meets unbeatable location. Backing onto the community's scenic pathway system, this home boasts a sun-drenched south-facing deck and yard—perfect for savouring morning coffee or evening sunsets. Inside, meticulous care and recent upgrades elevate every moment. Refaced cabinet doors and drawers gleam in the kitchen, where a sleek moveable island invites culinary creativity. Hardwood flooring has been extended to flow seamlessly from the main living areas into the kitchen and two bedrooms, creating a cohesive, polished look. The main floor is a masterclass in functionality, with the kitchen leading to a spacious dining room, while the living room beckons with a cozy gas fireplace and patio doors that frame the deck's inviting views. A practical mudroom/laundry area connects to the double attached garage, ensuring convenience. Retreat to the primary bedroom, complete with a walk-in closet and a 3-piece ensuite, or host guests in the second bedroom with easy access to another full bathroom. Downstairs, possibilities abound. A spacious recreation room, bathed in natural light from two large windows, sets the stage for movie nights or game days. A third bedroom and full bathroom offer flexibility for guests or family, while an unfinished hobby space or workout room awaits your personal touch. Enjoy year-round comfort with a furnace and water heater replaced in December 2021, neatly housed in the utility area for a tidy, efficient setup. Just minutes from schools, the bustling Main Street South shopping district, and every amenity you could need, this villa isn't just a home—it's a lifestyle. Seize the chance to live in one of the Airdrie's most sought-after spots. Schedule your viewing

today!