



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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2617 Coopers Circle SW
Airdrie, Alberta

MLS # A2243392



\$729,500

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Steam Room		

Inclusions: none

WOW! Get ready to be impressed!.. Welcome to a Coopers Crossing GEM – With the Ultimate Dream Garage! Prepare to be blown away by this ONE-OF-A-KIND home in the highly sought-after community of Coopers Crossing. Perfectly positioned on a quiet street, this fully finished masterpiece with a TRIPLE ATTACHED MAN’S DREAM GARAGE stands out above the rest – it’s impossible to resist!.. From the moment you step onto the inviting west-facing covered front porch, you’ll notice the pride of ownership and thoughtful design that make this home truly special. The open-concept main floor is wrapped in rich HARDWOOD FLOORS and 9’ ceilings, with natural light flooding the living spaces. The warm and cozy fireplace, framed by a wooden mantle, built-in shelving, and slate surround, sets the tone for comfort and style. The chef’s kitchen is made for entertaining, featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, an eat-up island, under-cabinet lighting, a corner pantry, and a show-stopping butler’s pantry. Oversized windows and sliding glass doors bathe the dining area in sunlight and lead to a private back deck — your perfect spot for summer BBQs. A private office, convenient laundry room, a 2-piece powder room. HEATED TILED FLOOR in the kitchen and a stunning feature wall complete the main level. Upstairs, discover 4 BEDROOMS, including a KING-SIZED primary suite with double doors, a large walk-in closet, and a luxurious ensuite featuring GRANITE COUNTERS, a corner soaker tub, and an oversized shower. The additional bedrooms share a beautifully appointed 4-piece bathroom with granite counters. The FULLY FINISHED BASEMENT is an entertainer’s dream with a large family room, cozy 2ND FIREPLACE, a 5th BEDROOM,

and a spa-like 3-PIECE BATHROOM with a STEAM SHOWER. But the showstopper? The TRIPLE ATTACHED GARAGE – an absolute car lover’s paradise! Measuring 24’ x 31’ x 3, this garage FULLY FINISHED, decked out with distressed CEDAR WALL, BAR, FRIDGE, and TV – the ultimate man-cave and party zone. Outside, the low-maintenance backyard features a PATIO, DECK, ,and RV PARKING, perfect for family gatherings and summer nights under the stars. This home has it all – space, style, luxury, and a comfort, you’ll never want to leave!. Don’t wait – call today to book your private viewing!