



306 Cooperstown Common Airdrie Alberta

\$735,000

OPEN HOUSE Sunday March 15th at 11am-1pm ** Impeccably finished from top to bottom, with thoughtful upgrades, elegant spaces, a private backyard retreat, AND an OVERSIZED 24x22 Detached Double Garage!

From the moment you step inside off the covered front porch , a welcoming tile Foyer leads you into a bright main floor where rich hardwood floors and elegant design details create a warm, inviting atmosphere. Just off the front entrance is a private Home Office with French doors and bright windows --perfect for working from home or a quiet study space. The Dining area is extremely spacious and features a striking chandelier, flowing seamlessly into the Living Room and Kitchen. Natural light floods the Living Room, with a cozy gas fireplace with a mantle, framed by two bookcase cabinets. French doors open to the partially covered back deck, creating a natural connection between indoor and outdoor living. The Kitchen is perfectly designed for both everyday life and entertaining, showcasing granite countertops, full-height cabinetry, SS appliances and a large island designed for gathering. A convenient tiled Laundry & Mudroom just off the kitchen offers a folding counter, additional cabinetry, and built-in bench with hooks, keeping coats and bags neatly organized. Completing this open-concept main level is a 2-pc Bathroom with pedestal sink & an opening window. Ushered upstairs by the wide carpeted, modern staircase you'll find a spacious Bonus Room filled with sunshine, The Primary retreat boasts vaulted ceiling, a cozy window seat, and a walk-in closet. The 5-pc Ensuite is a true spa-inspired space featuring in-floor heating, a stand-alone soaker tub beneath the big window, separate walk-in corner shower, dual sinks with granite counters, and tons of cupboard / additional drawer storage. Central A/C and UV window protection has been added to enhance comfort and efficie...

Family room 26.58 Ft x 13.75 Ft
 Exercise room 11.25 Ft x 9.83 Ft
 Bedroom 12.33 Ft x 9.58 Ft
 Other 8.42 Ft x 4.67 Ft
 3pc Bathroom 7.92 Ft x 5.08 Ft
 Storage 10.25 Ft x 7.42 Ft

Dining room 11.50 Ft x 10.25 Ft
 2pc Bathroom 7.92 Ft x 4.83 Ft
 Other 7.17 Ft x 5.92 Ft
 Other 13.67 Ft x 7.00 Ft
 Primary Bedroom 15.00 Ft x 13.83 Ft
 Other 9.42 Ft x 5.83 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Foyer 8.00 Ft x 5.50 Ft

Office 11.00 Ft x 10.92 Ft

Kitchen 16.92 Ft x 9.92 Ft

Living room 16.33 Ft x 14.92 Ft

5pc Bathroom 13.33 Ft x 9.42 Ft

Bedroom 11.00 Ft x 10.92 Ft

Bedroom 10.92 Ft x 10.92 Ft