



Airdrie-LAA7-Coopers Crossing
2744 COOPERS Manor SW

LP \$ 589,000
MLS #: C3628497

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	Bungalow
Rms Abv Gd:	5	Year Built:	2004
Bedrms:	Above: 1/Ttl: 3	Basement:	Walkout, Full
Full/Half Baths:	2/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	1397.17	Total Sq M:	129.8
			New Construction: N

This custom-built, 3 bedroom bungalow is found in the charming neighbourhood of Airdrie's Coopers Crossing Estates, & offers more than 2300 sq. ft. of total living quarters. Many upgrades have been completed in this home to offer superb features such as a spacious open floor plan, vaulted ceilings, designer kitchen with breakfast bar, stainless steel appliances & gas range, large formal dining room, great room with gas fireplace, and 3 expansive bedrooms. The large windows in the great room offer plenty of natural light throughout. The fully finished lower level offers a walk-out to the generous manicured back yard. Superb home in a sought after community.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:Negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	1	0	0	Occupancy: Seller		Main:	129.8	1397.17
Enst Baths:		0	0	1	0	0			Uppr:		
Addl Rms:							Garage Dim:		AbGd:	129.8	1397.17
Fin Fpl/Rgh:	2/						Elem Schl:	www.rockyview.ab.ca	Lowr:	90.1	969.84
Fireplace:	Mantle						Middle Schl:	www.rockyview.ab.ca	BIGd:	90.1	969.84
Parking:	Double Garage Attached						High Schl:	www.rockyview.ab.ca	Total A.G:	129.8	1,397.17

Living Room:				Master Bdrm:	4.11x4.02	M	Game Room	4.26x3.96	L
Dining Room:	3.94x3.04		M	Bedrm 2:	4.02x3.60	L	Breakfast No2	2.89x2.74	M
Kitchen:	4.57x3.65		M	Bedrm 3:	3.84x3.60	L			
Family Room:	9.14x4.14		L	Bedrm 4:					
Den:	3.84x3.35		M	Great Room	4.32x3.96	M			

Bonus Room:

Flooring:	Hardwood, Carpet, Non-Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Park/Reserve, Playground Nearby	Features:	Deck, Vaulted Ceiling

Goods Incl:	Dishwasher-Built-In, Stove-Gas, Refrigerator, Oven-Microwave, Window Coverings-All	Amenities:	Fenced
		Restrict:	UTILR, R-COV
		Goods Excl:	

Warranty: None
Front Exposure: W

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	716.0	Lot Dimen:	
Frontage:	13.0	Lot Shape:	Rectangular
Depth:	33.8	Zoning:	R-1 R-1
Conform:		Front Expos:	W
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 2,912 - 2013	Local Improve	