



Airdrie-LAA7-Coopers Crossing
668 COOPERS Square SW

LP \$ 716,500
MLS #: C3630698

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	8	Year Built:	2010
Bedrms:	Above: 3/Ttl: 5	Basement:	Full, Walkout
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	2377.77	Total Sq M:	220.9

Welcome to Coopers Crossing. This fully developed executive 2 story walkout by Harder Homes offers over 3500 square feet of open floor plan living space. This 5 bedroom home features beautiful maple hardware floors, 9' ceilings and gourmet kitchen with granite counters and 8 appliances. The newly developed lower walkout level has 2 bedrooms, a 4 piece bath with heated floors and a large recreation area with fireplace. Fully fenced and landscaped, the property backs onto a park and pathways. Numerous upgrades, proximity to schools, shopping and parks make his home a must see.

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	2	0	0	Occupancy: Seller		Main:	108.8	1171.12
Enst Baths:		0	0	0	1	0			Uppr:	112.0	1205.57
Addl Rms:	Finish Levels: 3						Garage Dim:	22.6x19	AbGd:	220.9	2377.77
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	www.rockyview.ab.ca	Lowr:	108.8	1171.12
Fireplace:	Stone Facing						Middle Schl:	www.rockyview.ab.ca	BIGd:	108.8	1171.12
Parking:	Double Garage Attached						High Schl:	www.rockyview.ab.ca	Total A.G:	220.9	2,377.77

Living Room:	5.4x4.8	M	Master Bdrm:	4.26x4.87	U
Dining Room:	4.2x3.0	M	Bedrm 2:	3.23x3.35	U
Kitchen:	4.45x4.57	M	Bedrm 3:	3.47x3.1	U
Family Room:			Bedrm 4:	3.35x4.0	B
Den:	2.72x3.53	M	Bedroom	3.87x4.26	B
Bonus Room:	4.26x3.9	U			

Flooring:	Ceramic Tile, Carpet, Hardwood	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl, Stone	Remodel:	
Site Influen:	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane	Features:	Ceiling 9 ft., Deck, Exterior Walls- 2x6', No Smoking Home, Vinyl Windows
Goods Incl:	Window Coverings-All, Garage Control, Dishwasher-Built-In, Garburator, Garage Opener-2 Control, Refrigerator, Stove-Countertop Gas, Oven-Built-In, Vacuum System Attachments, Vacuum Systems, Hood Fan, Oven-Microwave	Amenities:	
Warranty:	None	Restrict:	UTILR, R-COV, EASE
Front Exposure:	W	Goods Excl:	

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:	\$70
Condo Name:		Condo/HOA Incl:			
Prk Encl/TTL:	2/4				
Reg Size:					

Total Lot M2:	452.0	Lot Dimen:	
Frontage:	14.5	Lot Shape:	Irregular
Depth:	36.1	Zoning:	R-1S R-1S
Conform:		Cnform Yr:	
		Front Expos:	W

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 3,845 - 2013	Local Improve	