

**2561 Coopers Circle SW Airdrie, AB T4B 3B7**

**Residential  
Incomplete  
Banner:**

**A2000025**

**Start Creating The Greatest Memories Of Your Life – RIGHT HERE!**

**DOM:** 0

**CDOM:**

**LP:** \$565,000.00

**OP:**



**Class:** Detached  
**County:** Airdrie  
**Type:** House  
**Levels:** Two  
**Year Built:** 2005  
**LINC#:** [0031025860](#)  
**Arch Style:** 2 Storey  
**Possession:** Negotiable  
**Lot Dim:**  
**Front Length:** 12.24M 40`2"  
**Legal Pln:** 0511442

**City:** Airdrie  
**Subdivision:** Coopers Crossing  
**Ttl Beds:** 4  
**F/H Bth:** 3/1  
**RMS SQFT:** 1,657.69  
**LP/SF:** \$340.84  
**Suite:** No  
**Lot Size:** 4639 SqFt  
**Lot Depth:** 40.20 M 131.9'  
**Lot:** 33 **Condo:** No

**Zoning:** R1  
**Title to Lnd:** Fee Simple  
**Disclosures:** No Disclosure  
**Restrict:** None Known

**Tax Amt/Yr:** \$3,036.00/2021  
**Loc Imp Amt:**  
**Front Exp:** N

Recent Change: **08/27/2022 : DOWN : \$599,700->\$565,000**

**Public Remarks:** You'll love this charming 2-storey home located on a quiet street in the heart of Coopers Crossing – Airdrie's most desirable award-winning community. This 4-bedroom, 3.5-bathroom home with an attached double garage will give you 2,333 sqft of fully developed generous space to move about (without losing that quaint, cozy atmosphere when it's time to cuddle up by the fireplace on a rainy day). Situated around some of the best parks, golf course, walking paths, schools, amenities, ... This property is only available to the buyer who acts NOW. Stop reading and come see it today! Additional information: Open concept main floor with gas fireplace. 5-piece ensuite in the master with separate soaker tub, shower and his and her sinks. Laundry conveniently located upstairs. Beautifully landscaped with South facing back yard. Regency irrigation sprinkler system, Trex resin deck with glass railings, drywalled insulated double garage with epoxy floors, central vacuum, high quality laminate flooring on main and basement, heated flooring in basement, Kenmore water softener, Rinnai -Japan tankless water heater 180000 btu, natural gas line on the deck with extra storage underneath.

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 3	<b>Main:</b> 77.49	<b>Mtr2</b>	834.06	<b>SqFt</b>
<b>EnSt Bth:</b>	1	0	2	0	0	<b>Rms Abv:</b> 8	<b>Upper:</b> 77	<b>Mtr2</b>	824	<b>SqFt</b>
	0	0	0	1	0		<b>Blw Grade:</b> 63	<b>Mtr2</b>	675	<b>SqFt</b>
<b>Garage Dim:</b>	21`1" x 19`0"						<b>Total AG:</b> 154.00	<b>Mtr2</b>	1,657.69	<b>SqFt</b>

**Property Information**

<b>Basement:</b> Finished, Full	<b>Lndry Feat:</b> Upper Level
<b>Heating:</b> Forced Air, Natural Gas	<b>Cooling:</b> None
<b>Construction:</b> Stone, Vinyl Siding, Wood Frame	<b>Fireplaces:</b> 1/Gas
<b>Foundation:</b> Poured Concrete	<b>Flooring:</b> Carpet, Tile, Vinyl
<b>Exterior Feat:</b> Garden	<b>Fencing:</b> Fenced
<b>Roof Type:</b> Asphalt Shingle	<b>Balcony:</b> None
<b>Reports:</b> RMS Supplements	
<b>Parking:</b> Double Garage Attached <b>Total:</b> 4	
<b>Features:</b> Low Flow Plumbing Fixtures, No Smoking Home, Tankless Hot Water	
<b>Comm Feature:</b> Golf, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby	
<b>Lot Features:</b> Rectangular Lot	
<b>HOA:</b> \$57.00/Annually	
<b>HOA Include:</b> Common Area Maintenance	
<b>Goods Include:</b> na	
<b>Appliances:</b> Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Softener	
<b>Other Equip:</b> Central Vacuum/Attachments	
<b>Goods Exclude:</b> na	
<b>Assoc Amen:</b> Other	

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>		<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	
Kitchen	Main	15`2" x 8`5"	4.63M x 2.56M	Dining	Main	7`6" x 8`11"	2.29M x 2.71M
Living	Main	12`10" x 17`4"	3.90M x 5.27M	Laundry	Upper	3`1" x 5`7"	0.94M x 1.71M
Frn/Util	BSMT	12`4" x 10`10"	3.75M x 3.29M	Game	BSMT	17`4" x 14`10"	5.27M x 4.51M
Other	Main	15`6" x 13`11"	4.72M x 4.24M	Primary Bed	Upper	14`4" x 12`7"	4.36M x 3.84M
Bedrm	Upper	10`0" x 10`0"	3.05M x 3.05M	Bedrm	Upper	9`0" x 11`0"	2.74M x 3.35M
Bedrm	BSMT	11`0" x 10`0"	3.35M x 3.05M	Other	Upper	4`11" x 5`10"	1.49M x 1.77M
Other	BSMT	3`10" x 5`2"	1.16M x 1.58M	2pc Bathroom	Main	4`10" x 4`11"	1.46M x 1.49M
5pc Ensuite bath	Upper	10`7" x 10`0"	3.23M x 3.05M	4pc Bathroom	Upper	7`5" x 4`11"	2.26M x 1.49M
4pc Bathroom	BSMT	8`4" x 4`11"	2.53M x 1.49M				

**Agent & Office Information**

**List REALTOR®:** [Mike Abou Daher](#) [team@mikeaboudaher.com](mailto:team@mikeaboudaher.com)

**Phone:** 403-809-9386

**List Firm:** [REAL BROKER](#)  
**Firm Address:** #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7  
**Appt:** ShowingTime  
**Showing Contact:** Mike Abou Daher 403-809-9386  
**Comm:** 3.5% on the first 100k, 1.5% on the balance  
**LB Type/Info:** SentriLock/Front Railing  
**Owner Name:** Abi Saab  
**Occupancy:** Owner  
**Member Rmks:** All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus and please wear masks"

**Phone:** 855-623-6900

**Firm Fax:**

**List Date:** 08/25/2022

**Expiry Dt:** 11/24/2022

**With Dt:**

**Ownership:** Private

**Exclusion:** No

**SRR:** No

**Printed Date:** 08/27/2022 8:39:15 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).