

267 Coopers Hill SW  
Airdrie, Alberta

MLS # A2275798



**\$979,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Coopers Crossing  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,325 sq.ft.  | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, L |               |                   |

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|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Boiler, In Floor, Fireplace(s), Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Concrete, Hardwood   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Cement Fiber Board, Mixed, Stone   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Built-in Features, Double Vanity, Dry Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |                   |    |

**Inclusions:** Pool table, workbench in garage; Epson movie projector and attached speakers

Hello, Gorgeous! Welcome to 267 Coopers Hill, a west-facing walkout estate home backing directly onto the pathway system in the prestigious community of Coopers Crossing. Located on a quiet street, this beautifully upgraded residence offers timeless design, thoughtful functionality, and refined finishes throughout. Nine foot ceilings span all three levels, while expansive windows fill the home with natural light and frame peaceful green space views. The main level features a welcoming sunken entry with travertine tile and custom millwork, leading into an open concept living space anchored by a chef-inspired kitchen. Quartz countertops, full-height cabinetry with crown molding, a striking backsplash, and a premium appliance package updated in 2024 including a gas cooktop and double wall ovens create a space ideal for entertaining. The dining area opens onto a full-width west-facing deck, while the living room showcases custom built-ins surrounding a natural gas fireplace. Upstairs, a spacious bonus room, three generously sized bedrooms, and upper-level laundry provide a functional family layout. The primary retreat features vaulted ceilings, a custom walk-in closet, and a spa-inspired ensuite with heated floors, dual sinks, a soaker tub, and a glass shower. The fully developed walkout basement offers polished concrete floors with in-floor heating, a gas fireplace, a custom bar area, a fourth bedroom, and a three-piece bathroom. The covered walkout patio includes a third gas fireplace enclosed by phantom motorized screens and is prewired for a future hot tub or sauna. The professionally landscaped west backyard offers mature trees, privacy, and direct access to the pathway system. Over 120,000 dollars has been invested in upgrades since 2022, including new appliances in 2024 and replacement of the furnace and hot water tank in 2022, making

this home truly turnkey. Additional highlights include gemstone exterior lighting, central vacuum, water softener, upgraded insulation, and a fully finished heated garage with epoxy flooring and extensive storage. This exceptional property offers elevated estate living in one of Airdrie’s most desirable neighbourhoods.