

**430 Coopers Drive SW**  
**Airdrie, Alberta**

**MLS # A2278967**



**\$739,900**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,568 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Triangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-13-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Separate Entrance		
<b>Inclusions:</b>	Gem Stone lights		

This light-filled home offers 3,687 sq. ft. of total finished living space designed for everyday living and flexibility. The main floor welcomes you with an open-to-below entry that brings in abundant natural light. A versatile front office can also function as a secondary seating area, while the living room features a gas fireplace that anchors the space. The kitchen is well-equipped with granite countertops, a gas range, and pantry, making it suitable for both daily use and entertaining. Upstairs, the primary bedroom is set apart with double-door entry and a 5-piece ensuite. A large bonus room at the front of the home works well as a media or play area, complemented by two additional bedrooms and an upper-level laundry closet. The fully finished walk-up basement includes a separate entrance to an illegal suite, complete with its own kitchen, fourth bedroom, two furnaces, and hookups for a second washer and dryer;ideal for extended family or added flexibility. Outside, permanent Gemstone architectural lighting enhances the exterior, while rear alley access allows for RV parking or the option to add a second garage. Located close to schools and everyday amenities, this home offers space, function, and convenience for modern family living.