

1173 Coopers Drive SW  
Airdrie, Alberta

MLS # A2280660



**\$825,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,345 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** Sonos Sound System, Telus Security System, Irrigation

Hello, Gorgeous! Welcome to 1173 Coopers Drive SW, a former showhome located in the heart of Coopers Crossing, offering 5 bedrooms, a fully finished basement, and over 2,345 sq. ft. of above-grade living space. Designed to showcase the best of the community, this home delivers a refined, move-in-ready feel with fresh interior and exterior paint and thoughtful updates throughout. The main floor features a bright, functional layout ideal for both daily living and entertaining, with a spacious kitchen, walk-in pantry, dedicated home office, custom mudroom cabinetry, and seamless flow into the dining and living areas. Upstairs, the primary retreat includes a 5-piece ensuite and custom walk-in closet, complemented by two additional bedrooms, a full bathroom, upper-level laundry, and a generous family room. The fully finished basement expands the home's versatility with two additional bedrooms, a full bathroom, and a large recreation room with heated floors, perfect for guests, teens, or extended family living. Outside, enjoy a backyard backing onto a park and playground, with a peaceful pond just steps away. Professionally landscaped front and back yards, a heated double attached garage, and smart-home upgrades complete this exceptional offering. A rare opportunity to own a former showhome in one of Airdrie's most desirable communities, This home truly needs to be seen to be appreciated.