

\$1,150,000 - 1209 Coopers Drive Sw, Airdrie

MLS® #A2203424

\$1,150,000

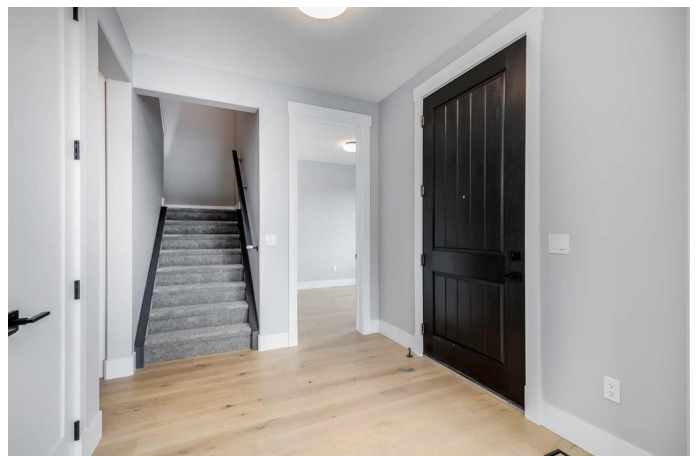
4 Bedroom, 3.00 Bathroom, 2,561 sqft

Residential on 0.13 Acres

Coopers Crossing, Airdrie, Alberta

OPEN HOUSE - SAT AND SUNDAY MAY
24/25th 12:00 - 2:00pm. ** LET'S WORK A
DEAL ON THIS GORGEOUS HOME

**Welcome to this BRAND NEW and
GORGEOUS Custom Built Luxury Home
proudly constructed by Harder Homes in the
Amazing Community of Coopers Crossing in
Airdrie. This Home features 2560 sqft, 4
BEDROOMS UP, a TRIPLE CAR GARAGE, is
located ACROSS FROM GREENSPACE and
a Park, and is Ready for a Quick Possession.
When you arrive you are greeted by an
Oversized Foyer and you will immediately
notice the Luxury Vinyl Plank Flooring,
Impressive Over Height Doors, and 9' Ceilings
that sprawl into the Open Concept Main Floor.
The Living Room has Great Windows, a Gas
Fireplace and opens to the Spectacular
Kitchen. The Dream Kitchen Features Quartz
Countertops, Gas Range with Chimney
Hoodfan, a Fantastic Refrigerator with Full
Sized Freezer, an Abundance of Cabinetry for
lots of storage, Pot and Pan Drawers, a Huge
Island, plus a Butlers Pantry with extra Storage
and Built in Desk. The Dining area hosts an
Oversized Table and opens to the Large South
facing Deck that includes a Gas Line for BBQ.
The Main level also has a great Office with a
View of the Greenspace that is located off the
side of the Foyer for extra Privacy. The Upper
Level Features a Large Bonus Room and 4
Bedrooms. The Primary Bedroom has a Large
Walk-in Closet and a Beautiful 5 pc Ensuite
with Dual Vanity Sinks, Shower Stall and



Soaker Tub. 3 Large Bedrooms with Walk-in Closets, 5 pc Bathroom with Dual Vanity Sinks, and the Large Laundry Room complete the Upper Level. The Lower Level is ready for your development and has plumbing for a future Wet Bar, and rough in for Bathroom. This Home also has a Large Mudroom leading to the Triple Car Garage for all your Toys. The Seller will provide a \$5000.00 Landscaping Certificate to help you create your Dream Yard. This Home is located close to Shopping, Restaurants, Schools, and all the great Pathways of Coopers Crossing. Ensure to watch the video tour on MLS or Realtor.ca.

Built in 2023

Essential Information

MLS® #	A2203424
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,561
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1209 Coopers Drive Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T6

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), French Door
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Built-In Gas Range, Built-In Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	57
Zoning	R1
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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