

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

MLS® #A2203424

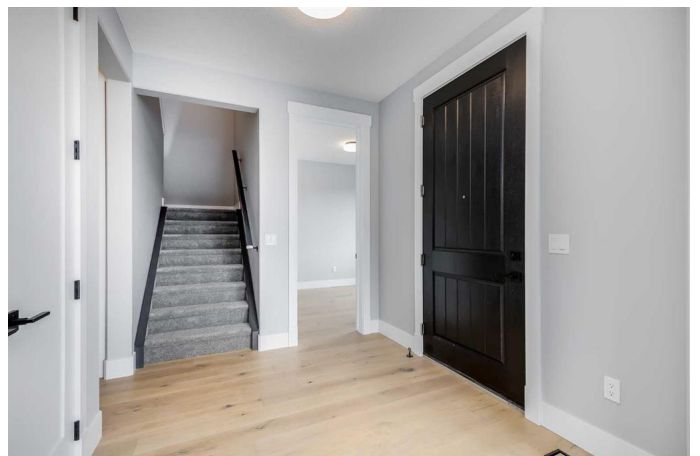
**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 2,561 sqft

Residential on 0.13 Acres

Coopers Crossing, Airdrie, Alberta

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, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator
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	5
Zoning	R1
HOA Fees	75
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.