

631 Coopers Drive SW Airdrie, Alberta

MLS # A2219152



\$699,900

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|------------------|---|---------------|-------------------|
| Division: | Coopers Crossing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,822 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Landscaped, Street Lighting | | |

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|--------------------|---|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | DC-17 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Vinyl Windows | | |

Inclusions: N/A

**** OPEN HOUSE - May 10th & 11th 12:00-2:00PM**** Welcome to 631 Coopers Drive, y'all! – A Beautifully Designed 3-Bedroom family Home in a Prime Location! Located directly across from scenic walking paths and lush greenspace, this stunning 3-bedroom, 2.5-bath home offers comfort, character, and incredible features throughout. Thoughtfully designed with elegant arched doorways, the layout flows seamlessly from one space to the next, creating a warm and inviting atmosphere. The main floor boasts a versatile front flex room and a formal dining area that connects to a chef’s dream kitchen. With rich cabinetry, integrated stainless steel appliances, a walk-through pantry, and a convenient main floor laundry area, the kitchen is both functional and stylish. A raised eating bar ties it all together, perfect for casual meals or entertaining. The living room impresses with a soaring two-storey vaulted ceiling and a full-height custom stone fireplace—visible from the kitchen, dining, and living spaces for cozy comfort throughout the colder months. Upstairs, you’ll find three spacious bedrooms and a bright bonus room. The luxurious primary suite features a spa-inspired ensuite with a soaker tub, separate glass shower, dual sinks, and a generous walk-in closet. The additional bedrooms are bright, roomy, and include ample closet space. Step outside into the southwest-facing backyard, fully fenced and perfect for enjoying every season. A beautifully built wooden sunroom offers shelter on windy days, while the remaining yard space includes a garden, shed, stone feature, and fire pit—ideal for summer evenings under the stars. Access to the backyard is conveniently located just off the main floor dining area. A large double attached garage protects your vehicles from the elements, and the spacious front driveway adds extra parking. Mature

landscaping, including a striking pine tree and privacy greenery, enhances the home's curb appeal. Don't miss this exceptional opportunity in one of the most desirable areas of Coopers Crossing! (Roof 2021, HWT/Furnace 2024, A/C 2014)