

## 42 Cooperstown Court SW Airdrie, Alberta

**MLS # A2223250**



**\$1,370,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,294 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, See Remarks		

<b>Heating:</b>	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>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** TV in living room, mini fridge in suite

Welcome to 42 Cooperstown Court, a stunning custom-built home nestled in the prestigious Estate Community of Coopers Crossing&mdash;Airdrie's premier, boutique-style neighbourhood. This exclusive cul-de-sac features just 27 executive homes surrounding a beautifully maintained central park, creating a quiet and family-friendly environment where children can safely play, ride their bikes, and enjoy the outdoors year-round. This luxurious property offers incredible curb appeal and a rare rear-attached garage with a spacious nanny or in-law suite above&mdash;perfect for multi-generational living or guests. Thoughtfully designed with high-end finishes throughout, the heart of the home is the gourmet chef's kitchen, showcasing a sleek induction cooktop, double wall ovens, built-in fridge, walk-in pantry, and custom cabinetry with quartz countertops. A unique built-in table provides the perfect space for family meals and entertaining. The expansive living room features elegant built-ins, a cozy fireplace, and direct access to the fully enclosed deck&mdash;ideal for relaxing summer evenings or quiet mornings. The main floor also offers a formal dining area, a generous home office, an oversized laundry room with laundry chute, and ample storage throughout. Head upstairs through one of two staircases&mdash;one leading to the beautifully appointed in-law suite above the garage, complete with its own dinette area, full bathroom, and enough space for a bed, couch, and workspace. The main staircase leads to three large bedrooms, including an impressive primary suite with a luxurious 7-piece ensuite featuring a glass-enclosed shower, freestanding soaker tub, dual vanities, and a one-of-a-kind outdoor shower&mdash;a true retreat unique to Airdrie. The fully developed basement adds even more living space,

including a spacious recreation room, an additional bedroom, full bathroom, and a dedicated workout room that can easily serve as a sixth bedroom. Additional storage and convenient basement access to the rear living area completes this level. Outside, the west-facing backyard is a private oasis with mature trees, a fire pit area, and plenty of space to entertain or unwind. The oversized garage and additional parking pad provide ample room for multiple vehicles. Located in Airdrie's most sought-after community, Coopers Crossing is celebrated for its scenic walking paths, lush green spaces, exceptional school, and the Coopers Promenade—home to boutique shops and amenities. This is more than just a home—it's a lifestyle. Don't miss your chance to live in a one-of-a-kind property in an unparalleled location. Schedule your private showing today.