

**1901, 15 Coopersfield Link SW  
Airdrie, Alberta**

**MLS # A2229107**



**\$640,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Underground Sprinklers		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Cement Fiber Board, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Metal Counters, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 337

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** N/A

OPEN HOUSE SATURDAY August 23 from 11 am to 1 pm. Welcome to Acadia Villas, an exclusive gated community nestled within the highly desirable Cooper's Crossing neighborhood. This rare offering features just 40 meticulously crafted bungalows, presenting a unique opportunity for discerning homeowners. One of these exceptional bungalows, spanning 1,400 square feet, showcases a thoughtfully designed open-concept main living area. A soaring 15-foot vaulted ceilings create a bright and airy ambiance, enhancing the sense of spaciousness throughout. This particular home features 2 bedroom, 2 bathrooms, a back hall and a convenient laundry room. The primary bedroom offers a private retreat, enhanced by its own vaulted ceiling, further amplifying the sense of spaciousness. Indulge in the luxurious five-piece ensuite, a spa-like haven complete with a walk-in shower, a sophisticated freestanding soaker tub, and elegant double sinks. Every detail in these Acadia Villas homes is meticulously crafted with luxury in mind. High-end finishes are evident throughout, including sleek quartz countertops with undermount sinks, durable luxury vinyl plank flooring and elegant tile flooring in all bathrooms, ensuring a sophisticated and comfortable living experience. For those envisioning even more space, the unfinished basement presents limitless potential. Whether you desire additional bedrooms, an expanded living area, or a personalized recreational space, the possibilities are endless. A 1 bedroom plus Den and 2 bath model is also available.