

**1604, 201 Cooperswood Green SW
Airdrie, Alberta**
MLS # A2283639

\$499,900

Division:	Coopers Crossing		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,636 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Door Control		

Open House Saturday February 21st 2:00pm-4:00pm and Sunday February 22nd 12:00pm-2:00pm. Welcome to #1604 – 201 Cooperswood Green SW, a beautifully designed 3-storey Village Townhome in the highly sought-after Vesta Elevate Collection in Cooper's Crossing, an 11-time winner of Airdrie's Best Community Award. Blending modern contemporary architecture with upscale interior finishes, this home offers exceptional style, functionality, and an unbeatable location. The thoughtfully designed open-concept layout features 3 bedrooms, 2.5 bathrooms, and a versatile flex room ideal for a home office, gym, or additional living space. The bright and spacious main floor is perfect for both everyday living and entertaining. The gourmet kitchen is a true highlight, complete with full-height cabinetry to the ceiling, sleek modern finishes, generous prep space, and a layout that flows seamlessly into the dining and living areas. A convenient main floor powder room adds comfort and practicality for guests. Upstairs, the deluxe primary suite provides a private retreat, while the secondary bedrooms are impressively sized compared to most townhome layouts, offering flexibility for families, guests, or work-from-home needs. The overall design maximizes space, natural light, and livability across all three levels. Parking is never a concern with a double attached garage plus two additional private driveway stalls – a rare and valuable feature in townhome living. Located directly across from Cooper's Town Promenade, you'll enjoy walkable access to Save-On-Foods, Starbucks, McDonald's, Shoppers Drug Mart, Pet Value, and everyday amenities. Parks, pathways, schools, and green spaces are all nearby, making this an ideal home for professionals, families, or investors looking to be in one of Airdrie's

premier communities. This is an opportunity to own a stylish, low-maintenance home in a vibrant, award-winning neighborhood where convenience meets elevated living.