

**1601, 201 Cooperswood Green SW**  
**Airdrie, Alberta**

**MLS # A2290861**



**\$530,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,591 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

A sophisticated award winning END Unit 3-storey a Vesta Elevate Collection nested in Cooper's Crossing, an 13th-time recipient of Airdrie's "Best Community" award. This modern masterpiece seamlessly blends contemporary architecture with upscale interior finishes, offering a versatile layout that includes 3 bedrooms, 2.5 bathrooms, and a ground-floor flex room perfect for a home office or gym. The heart of the home is a bright, open-concept main floor anchored by a gourmet kitchen featuring full-height cabinetry, sleek modern finishes, and generous prep space that flows effortlessly into the dining and living areas. Upstairs, the deluxe primary suite serves as a private retreat, complemented by secondary bedrooms that are impressively oversized compared to typical townhome designs. Beyond the stylish interior, this home boasts a rare and highly coveted parking setup: a double attached garage plus two additional private driveway stalls. Perfectly positioned across from Cooper's Town Promenade, you'll enjoy walkable access to Starbucks, Save-On-Foods, and local dining, while nearby parks and school. This the ultimate low-maintenance sanctuary for professionals and families alike who refuse to compromise on convenience for "elevated" living. Please note: Entrance Level 235 total sq ft, living space 675 total sq ft, Upper level (bedrooms) 681 sq ft.