

1213 Coopers Drive SW
Airdrie, Alberta

MLS # A2312119



\$879,000

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| Division: | Coopers Crossing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,440 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Double Garage Attached, Garage Faces Front, Insulated, Overs | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Lawn, Rectangular Lot | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s) | | |
| Inclusions: | NA | | |

Welcome to this beautifully crafted Harder Homes 2023 build in the award-winning community of Cooper's Crossing, one of Airdrie's most sought-after neighbourhoods, known for its parks, pathways, schools & exceptional family atmosphere. Perfectly positioned beside a fantastic park, this home blends thoughtful design, everyday functionality & timeless style. From the moment you step inside, the layout feels intentional & inviting. A private front foyer creates a warm welcome while offering separation from the main living space, while the front office is ideally positioned for working from home, studying, or creating a quiet retreat away from daily bustle. The heart of the home is bright, expansive & designed for both entertaining & real family living. Large windows flood the space with natural light, while spacious living room centres around a cozy gas fireplace. Kitchen is both stunning & highly functional, featuring quartz countertops, gas cooktop, built-in wall oven, chimney hood fan, oversized island & extensive cabinetry. Standout butler's walkthrough pantry seamlessly connects to mudroom, creating an incredibly practical setup for busy families, grocery runs, backpacks & everyday organization. Dining area easily accommodates large gatherings & opens onto sunny south-facing deck complete with gas line for BBQs, overlooking fully fenced backyard beautifully finished for kids, pets & summer evenings outdoors. Backing onto a paved rear lane, outdoor space benefits from added buffer of privacy along with convenient access in & out of yard, creating a more open & functional feel rarely found in newer communities. Upstairs, spacious bonus room creates perfect second living area for movie nights or a kid's hangout space. Primary retreat is generous in size & includes impressive walk-in closet along with luxurious 5-piece ensuite

featuring dual vanities, soaker tub & separate shower. Two additional bedrooms are both spacious, while upper-level laundry room adds everyday convenience. Well-designed main bath also offers dual sinks & private tub area, making mornings easier for growing families. Additional upgrades since construction include landscaping & fencing, plus an oversized, fully finished 27FT garage featuring professionally finished painted epoxy floors & upgraded lighting throughout: a dream setup for storage, hobbies, or showcasing vehicles. A massive 1066 sqft basement with high ceilings offers incredible potential, already providing a fun & functional space for kids, with built-in climbing wall & under-the-stairs clubhouse hideaway that feels like a secret fort right out of a childhood imagination. Large windows and rough-in plumbing make it ready for future development. Built by respected local builder Harder Homes, known throughout Cooper's Crossing for quality craftsmanship & thoughtfully designed homes, this property combines luxury, practicality & location in one exceptional package. Book your private showing today!