

**40 Cooperstown Place SW**  
**Airdrie, Alberta**

**MLS # A2312379**



**\$835,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,665 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Open		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** None

\*\*\* OPEN HOUSE | SATURDAY MAY 23 | 12:30 PM - 4:00 PM \*\*\* Situated on a massive pie-shaped corner lot, this beautifully upgraded McKee Homes property offers exceptional design, space, and functionality. The bright open-concept main floor showcases a stunning chef-inspired kitchen featuring upgraded grey maple cabinetry, quartz countertops, a large central island, built-in wall oven and microwave, custom hood fan, and a convenient walk-through pantry. The spacious living room is highlighted by a striking central fireplace framed by dramatic 8-foot patio doors that flood the home with natural light. Rich walnut flooring extends throughout the main level, adding warmth and elegance. A modern open-riser suspended staircase leads to the impressive vaulted bonus room upstairs. The primary retreat offers a luxurious ensuite complete with dual vanities, a freestanding soaker tub, and a custom tiled shower. A thoughtfully designed walk-through laundry room separates the primary suite from three additional bedrooms and a well-appointed main bathroom with double sinks. The fully developed basement adds even more functional living space, featuring a spacious family room, a generously sized additional bedroom, and a brand new full bathroom. The fully landscaped backyard is perfect for families and entertaining, featuring a huge deck and plenty of green space for children to enjoy. Located in an outstanding neighbourhood just steps from local shopping, parks, and amenities, this home combines luxury, comfort, and convenience.