

16 Coopers Heights SW
Airdrie, Alberta

MLS # A2322115



\$749,900

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|------------------|---|---------------|-------------------|
| Division: | Coopers Crossing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,047 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Fruit Trees/Shrub(s), Garden, Greenbelt, Landscaped, No Back Lane, Rectan | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Pantry, See Remarks, Wet Bar | | |

Inclusions: Shed, Hot Tub

Nestled in a quiet, family-friendly cul-de-sac and backing onto a picturesque green belt, this exceptional former show home offers the perfect combination of privacy, comfort, and convenience—just a short walk to schools, parks, and pathways. Pride of ownership is evident throughout this beautifully maintained and tastefully updated 5-bedroom (4+1), 3.5-bathroom home. Fully developed and move-in ready, it boasts outstanding curb appeal with durable Hardie Board siding, newer exterior paint, and updated window trim. Step inside this air-conditioned home and enjoy a long list of upgrades, including a newer dual-flow furnace, hot water tank, and water softener. The redesigned kitchen is a standout feature, offering upgraded appliances, dual ovens, abundant cabinetry, and generous counter space—perfect for family living and entertaining. Additional highlights include new flooring throughout, updated lighting, cost efficient solar panels, 9-foot ceilings, central vacuum, a spacious laundry room, and a main-floor den/office ideal for working from home. Upstairs, you'll find four generous bedrooms, including a beautifully updated primary retreat with a luxurious 5-piece ensuite. The professionally developed basement provides exceptional additional living space, featuring a home theatre / media room with built-in surround sound, a large fifth bedroom, a full bathroom, and a spacious family room complete with a wet bar—perfect for movie nights, guests, or entertaining. Outside, enjoy your own private backyard oasis with mature landscaping, an expanded two tier deck, and a covered hot tub for year-round relaxation. Completing the package is the oversized garage, which is heated, insulated, and finished with painted walls, making it ideal for vehicles, storage, or a workshop. This is a rare opportunity to own a beautifully updated family home in

one of Coopers Crossing's most desirable locations.