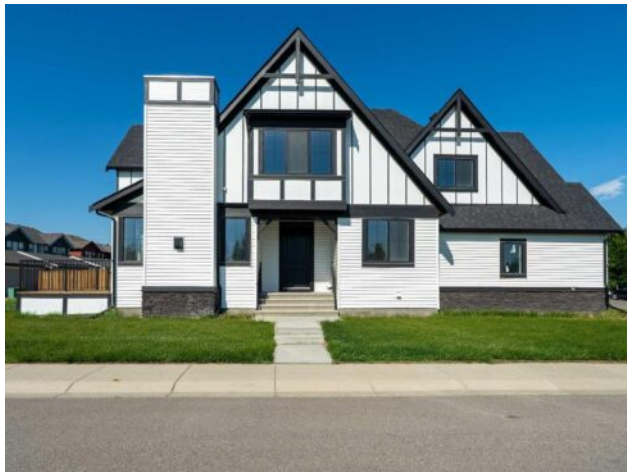


1209 Coopers Drive SW
Airdrie, Alberta

MLS # A2331006



\$985,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,604 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Side, Insulated, Overhead		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Other, Private, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, See Remarks, Sewer C
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage		
Inclusions:	N/A		

Unique opportunity to own a brand-new home in one of the most desirable locations in Coopers Crossing! Situated on a huge corner lot directly across from Discovery Park, this never-occupied property features rear alley access and complete privacy. This stunning 2-storey home boasts 2,604 sq. ft. of meticulously developed above-grade living space, over \$60K in high-end upgrades, 4 total bedrooms, and a massive, oversized triple garage. ?The open-concept main floor features an inviting foyer that flows seamlessly into a spacious family room, anchored by a beautiful fireplace surrounded by custom luxury tile and a stylish mantel. The gourmet kitchen is a chef's dream, featuring white ceiling-height cabinetry, an oversized center island, premium quartz countertops, and high-end stainless steel appliances—including a modern side-by-side fridge/freezer, gas range, range hood, and built-in microwave. A large dining area and a private, generous main-floor office complete this level. ?The upper level offers a spacious primary retreat featuring a deluxe 5-piece ensuite with dual sinks, a vanity makeup area, a deep soaking tub, a separate tiled shower with a built-in seating bench, and a large walk-in closet. Three additional well-appointed bedrooms with custom built-in closets share a second 5-piece bathroom complete with double sinks and a separate tub/shower enclosure. A versatile bonus room and a dedicated laundry room round out the upper floor. ?Throughout the home, you will find premium finishes including quartz countertops, custom closet organizers, 9-foot ceilings on the main floor and basement, 8-foot interior doors on the main level, and an upgraded designer lighting package. The exterior makes a striking statement with its unique architectural elevation, sloped rooflines, and modern color palette. ?Step outside to an expansive, south-facing

rear yard complete with a large deck designed for relaxing and entertaining, featuring a dedicated gas hookup for your BBQ. The unfinished basement offers over 1,000 sq. ft. of flexible space, already equipped with rough-ins for a future bathroom and wet bar, ready for your custom touch. Conveniently located within walking distance to Coopers Plaza Promenade, green space trails, parks, top-rated schools, and local amenities. ?Call today to book your private viewing!