

115 Coopers Hill SW
Airdrie, Alberta

MLS # A2335855



\$770,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,412 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

OPEN HOUSE SUNDAY AUG 23rd 12-2 PM** | Welcome to 115 Coopers Hill SW, a beautifully appointed 4-bedroom, 3.5-bathroom home ideally located on a quiet cul-de-sac in the highly sought-after community of Coopers Crossing. Offering over 3,300 sq. ft. of developed living space, this spacious two-storey home combines thoughtful design, impressive upgrades and exceptional functionality. The main floor features an inviting open-concept layout with hardwood flooring, a gas fireplace and a well-appointed kitchen complete with granite countertops, a large island, raised breakfast bar, abundant cabinetry and a convenient walkthrough pantry. The kitchen opens directly to the upper deck, complete with a gas BBQ hookup and outdoor speakers—perfect for entertaining or enjoying summer evenings. Upstairs, the bright bonus room is a true standout, featuring dramatic double-vaulted ceilings and two large skylights that fill the space with natural light. Three spacious bedrooms include a generous primary retreat with a walk-in closet and luxurious 5-piece ensuite featuring dual sinks, granite counters, a deep tub and a large glass-enclosed shower. The fully finished walkout basement adds even more versatility with a large recreation room, 4th bedroom, & full bathroom. French doors lead to the lower patio and beautifully landscaped backyard, complete with mature trees, garden space, low-maintenance turf and a great storage shed. Extensively equipped for year-round comfort, the home features two furnaces, central air conditioning, zoned climate control, built-in speakers, central vacuum and custom built-ins. Recent improvements include high-quality Soprema® blown-in cellulose insulation added in April 2026, bringing the attic insulation to approximately R-50, as well as permanent LED exterior lighting installed in April 2026 and a new HWT (2023). Set

on a quiet cul-de-sac in the heart of Coopers Crossing, this home offers an exceptional combination of space, functionality and thoughtful upgrades, with parks, schools, pathways and everyday amenities just minutes away.