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126 Coopersfield Way SW
Airdrie, Alberta

MLS # A2338195

$1,195,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,890 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Insulated, Oversized, Side By Side, Tandem		
Lot Size:	0.32 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, L		

Heating:	High Efficiency, Exhaust Fan, Forced Air, Natural Gas, Zoned	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Manufactured Floor Joist, Shingle Siding, Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: Wall Mount TV Bracket in Living Room

There are homes, and then there are HOMES THAT CREATE A FEELING the moment you arrive! Set on nearly 1/3 of an acre—the largest residential lot ever developed in Cooper’s Crossing - this is a truly one-of-a-kind property that invites you to Slow Down, Look Around, and Imagine Life Here. Mature trees, established gardens, and distinctive architecture set the stage for an interior inspired by the character of the early 1900s Craftsman era. Substantial millwork, warm hardwood flooring, decorative glass, and thoughtful craftsmanship give every room a sense of permanence.The living room is especially inviting, with a coffered wood ceiling and fireplace creating a space equally suited to quiet evenings or gatherings with family and friends. Nearby, the kitchen is a natural gathering place with full-height cabinetry, stone countertops, a generous island, stainless steel appliances, detailed tile-work, and a large walk-in pantry with stand-up freezer. The adjoining dining area opens directly onto a covered outdoor living space, where you will be sure to relax by a wood-burning stone fireplace that overlooks the mature gardens and expansive lawn.The main floor offers the ease of bungalow-style living, with the primary suite, principal living spaces, and laundry all on one level. The primary bedroom leads to a spacious six-piece ensuite and extensive walk-in closet with its own laundry, creating a private retreat that is both comfortable and exceptionally practical. Upstairs, four well-proportioned bedrooms are complemented by a five-piece Jack and Jill bathroom, an additional five-piece bathroom, and a second laundry room - a layout designed for real family life, with space, privacy, and convenience. A large mudroom with custom lockers connects to the oversized, heated 947 sq. ft. three-car tandem triple garage, offering remarkable room for

vehicles, recreational equipment, storage, hobbies, or a workshop. Then there is the backyard, and this is where the remarkable scale of the lot truly comes to life. Expansive lawns stretch between mature trees, layered perennial gardens, established shrubs, raised garden beds, and multiple outdoor living areas. Private and beautifully established, it feels more like a cultivated estate than a typical suburban yard. Beyond the rear fence, a pathway and green corridor connect to the extensive Cooper’s Crossing trail system, with Discovery Park just a short distance away. With approximately 2,890 sq. ft. above grade, five bedrooms, four bathrooms, exceptional outdoor living, and a lot unlike any other ever developed in Cooper’s Crossing, this is more than a collection of impressive features. It is a home designed to be lived in, gathered in, grown into, and remembered.

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