

**2000, 15 Coopersfield Link SW
Airdrie, Alberta**

MLS # A2349449



\$635,000

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,408 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 349
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Curtains

**** OPEN HOUSE, SAT. OCT. 24, 11AM - 1PM**** Luxury living in Acadia at Cooper's Crossing&ampmdashAirdrie's only gated community! Welcome to this beautifully finished bungalow in one of Airdrie's most sought-after neighbourhoods. Immaculately maintained and showing like a show home, it combines sophisticated finishes, smart-home technology and over \$15,000 in owner-added upgrades. Why wait to add the extras? Central air conditioning, a smart washer and dryer, custom closet and pantry shelving, an upgraded kitchen sink and shower heads, electric zebra blinds, drapery and a fully drywalled and painted garage are already in place&ampmdashsaving you the time, expense and effort of arranging these additions after possession. Soaring vaulted ceilings and abundant natural light enhance the spacious, open-concept layout. The stunning kitchen features warm modern cabinetry, stone countertops, stainless steel appliances&ampmdashincluding a smart refrigerator and stove&ampmdashand a built-in microwave. An oversized island with custom storage, a deep black sink and coordinated black hardware add style and function, while the hood fan enclosure cleverly opens for additional storage. The kitchen, dining and living areas flow seamlessly for everyday living and entertaining, with smart electric zebra blinds in the kitchen, living room and bedroom. A versatile office/den provides a dedicated work-from-home space. The primary retreat offers a custom-organized walk-in closet and a luxurious five-piece ensuite with dual sinks, a soaker tub and separate glass shower. The double attached garage provides ample parking and storage, with additional space on the driveway. The unfinished basement includes a bathroom rough-in and excellent potential for future development, with the air-conditioning system sized to

accommodate both levels. Outside, enjoy a charming, maintenance-free yard and deck with a BBQ gas line. Cooper's Crossing offers beautiful streetscapes, parks, ponds and an extensive pathway network. Nearby Cooper's Town Promenade and Sierra Springs provide shopping, dining and everyday services. Schools, Discovery Park and Chinook Winds Park are within easy reach, while convenient connections to major Airdrie routes and Highway 2 provide access to Calgary and Calgary International Airport. Move-in ready, with the extras already included—an exceptional opportunity to enjoy upscale bungalow living in Cooper's Crossing!