



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

42 Cooperstown Court SW
Airdrie, Alberta

MLS # A2223250



\$1,370,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,294 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		

Inclusions: TV in living room, mini fridge in suite

Welcome to 42 Cooperstown Court, a stunning custom-built home nestled in the prestigious Estate Community of Coopers Crossing—Airdrie's premier, boutique-style neighbourhood. This exclusive cul-de-sac features just 27 executive homes surrounding a beautifully maintained central park, creating a quiet and family-friendly environment where children can safely play, ride their bikes, and enjoy the outdoors year-round. This luxurious property offers incredible curb appeal and a rare rear-attached garage with a spacious nanny or in-law suite above—perfect for multi-generational living or guests. Thoughtfully designed with high-end finishes throughout, the heart of the home is the gourmet chef's kitchen, showcasing a sleek induction cooktop, double wall ovens, built-in fridge, walk-in pantry, and custom cabinetry with quartz countertops. A unique built-in table provides the perfect space for family meals and entertaining. The expansive living room features elegant built-ins, a cozy fireplace, and direct access to the fully enclosed deck—ideal for relaxing summer evenings or quiet mornings. The main floor also offers a formal dining area, a generous home office, an oversized laundry room with laundry chute, and ample storage throughout. Head upstairs through one of two staircases—one leading to the beautifully appointed in-law suite above the garage, complete with its own dinette area, full bathroom, and enough space for a bed, couch, and workspace. The main staircase leads to three large bedrooms, including an impressive primary suite with a luxurious 7-piece ensuite featuring a glass-enclosed shower, freestanding soaker tub, dual vanities, and a one-of-a-kind outdoor shower—a true retreat unique to Airdrie. The fully developed basement adds even more living space,

including a spacious recreation room, an additional bedroom, full bathroom, and a dedicated workout room that can easily serve as a sixth bedroom. Additional storage and convenient basement access to the rear living area completes this level. Outside, the west-facing backyard is a private oasis with mature trees, a fire pit area, and plenty of space to entertain or unwind. The oversized garage and additional parking pad provide ample room for multiple vehicles. Located in Airdrie's most sought-after community, Coopers Crossing is celebrated for its scenic walking paths, lush green spaces, exceptional school, and the Coopers Promenade—home to boutique shops and amenities. This is more than just a home—it's a lifestyle. Don't miss your chance to live in a one-of-a-kind property in an unparalleled location. Schedule your private showing today.