



GRASSROOTS
REALTY GROUP

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**300, 15 Coopersfield Link SW
Airdrie, Alberta**

MLS # A2246675



\$630,000

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,410 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions:	NA
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Welcome to Acadia Villas at Cooper’s Crossing, an exclusive gated community within the prestigious Cooper’s Crossing neighborhood. With only 40 bungalows being built, this is a rare opportunity to own a home in one of the most sought-after locations. Each bungalow offers approximately 1,400 square feet of thoughtfully designed living space. The open-concept main living area boasts impressive 15-foot vaulted ceilings, creating a bright and airy atmosphere. The primary bedroom features its own vaulted ceiling, adding to the sense of spaciousness, while the luxurious 5-piece ensuite includes a walk-in shower and a freestanding soaker tub. For those seeking additional space, the unfinished basement presents limitless potential—whether for extra bedrooms or expanded living areas. Every detail in these homes is crafted with luxury in mind. High-end finishes throughout include sleek quartz countertops with undermount sinks, durable luxury vinyl plank flooring on the main floor, and elegant tile flooring in the bathrooms.