



**1004, 201 Cooperswood Green SW  
Airdrie, Alberta**

**MLS # A2276006**



**\$605,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,851 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Enclosed, Garage Door Opener		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)		

**Inclusions:** NA

Welcome to luxury and convenience in the heart of Airdrie's award-winning community of Cooper's Crossing. This beautifully crafted corner-unit townhome features the highly sought-after primary bedroom on the main floor, combining everyday comfort with smart design. Step inside to discover a bright, functional main level that includes a stylish gourmet kitchen with an oversized island and stainless steel appliances, a cozy family room, and your private main-floor retreat complete with vaulted ceilings and a spa-inspired ensuite. Upstairs, a sun-soaked bonus room offers the perfect space to unwind, work from home, or enjoy family time. Just off the bonus area, you'll find two additional bedrooms, a full bathroom, and a convenient upstairs laundry space (no in-unit washer and dryer). Enjoy the added luxury of 9-foot ceilings on both the main floor and the basement, creating a spacious and airy atmosphere throughout. Summer evenings are made better on your covered west-facing balcony—with a gas line for your BBQ and views of the landscaped green space, offering a peaceful, family-friendly backdrop. Additional highlights include a double attached garage, modern contemporary exteriors, and fully landscaped yards designed for ease and curb appeal. And here's the best part... This townhome offers a true Lock & Leave lifestyle—experience it at its best! With condo fees of just \$335 a month, your exterior insurance, snow removal, lawn care, landscaping, and even city garbage pick-up are all taken care of—so you can focus on living, not maintaining. No stress. No fuss. Just effortless, carefree living. Book your exclusive tour today!