



GRASSROOTS
REALTY GROUP

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**1102, 201 Cooperswood Green SW
Airdrie, Alberta**

MLS # A2276007



\$615,000

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,851 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, See Remarks, Undeveloped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Concrete, Vinyl Siding, Wood Framing	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		
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 duplex townhome is one-of-a-kind—featuring the highly sought-after primary bedroom on the main floor, perfectly blending everyday comfort with smart design. Step inside to discover a bright, functional main level that boasts: A stylish gourmet kitchen with an oversized island and stainless steel appliances. A cozy family room designed for gathering and relaxation. Your private main-floor retreat 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 (note: 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. The basement also includes two bathroom rough-ins, offering the opportunity to design a future layout with two additional bedrooms. Summer evenings are best spent on your covered west-facing balcony—with a gas line for your BBQ and peaceful views of landscaped green space. Additional highlights include: Front Double attached garage. Modern, contemporary exteriors with fully landscaped yards. Enjoy a true Lock & Leave lifestyle—with condo fees of just \$347/month that cover exterior home insurance, snow removal, lawn care, landscaping, irrigation, reserve fund contributions, and even city garbage and waste removal. And here's what makes this home truly special: This is the only duplex unit available among the triplex townhomes in the community—an exclusive opportunity you won't find again. No stress. No fuss. Just effortless,

carefree living in one of Airdrie’s most desirable neighborhoods. Book your exclusive tour today.