



**1173 Coopers Drive SW
Airdrie, Alberta**

MLS # A2280660



\$825,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,345 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	Sonos Sound System, Telus Security System, Irrigation		

Hello, Gorgeous! Welcome to 1173 Coopers Drive SW, a former showhome located in the heart of Coopers Crossing, offering 5 bedrooms, a fully finished basement, and over 2,345 sq. ft. of above-grade living space. Designed to showcase the best of the community, this home delivers a refined, move-in-ready feel with fresh interior and exterior paint and thoughtful updates throughout. The main floor features a bright, functional layout ideal for both daily living and entertaining, with a spacious kitchen, walk-in pantry, dedicated home office, custom mudroom cabinetry, and seamless flow into the dining and living areas. Upstairs, the primary retreat includes a 5-piece ensuite and custom walk-in closet, complemented by two additional bedrooms, a full bathroom, upper-level laundry, and a generous family room. The fully finished basement expands the home's versatility with two additional bedrooms, a full bathroom, and a large recreation room with heated floors, perfect for guests, teens, or extended family living. Outside, enjoy a backyard backing onto a park and playground, with a peaceful pond just steps away. Professionally landscaped front and back yards, a heated double attached garage, and smart-home upgrades complete this exceptional offering. A rare opportunity to own a former showhome in one of Airdrie's most desirable communities, This home truly needs to be seen to be appreciated.