



1288 Coopers Drive SW
Airdrie, Alberta

MLS # A2288430



\$710,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,033 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: Pet Fire Hydrant

This is the kind of home that just feels right the moment you walk in. Nestled in the heart of COOPERS CROSSING, one of the city's most sought-after communities, this beautifully updated residence blends modern style with the kind of comfort that makes everyday living feel special. Freshly painted from top to bottom in 2025 in a soft contemporary grey and finished with brand-new vinyl plank flooring(2025), the interior feels bright, airy, and completely refreshed. Natural light pours through the windows, creating a warm and welcoming atmosphere throughout. The kitchen is truly the heart of the home — featuring granite countertops, a gas stove, stainless steel appliances, new microwave (2026), new dishwasher (2025) and generous cupboard space. Whether you're hosting friends for dinner or enjoying a quiet Sunday morning coffee, the space flows effortlessly into the dining area and cozy living room with a gas fireplace — the perfect place to unwind at the end of the day. Working from home? The main floor office offers privacy and function, while convenient main floor laundry makes busy weeks just a little easier. Step outside to your private two-tiered deck with pergola and full privacy walls — an ideal setting for summer BBQs, evening wine by the fire table, or simply enjoying a quiet moment outdoors. With three gas lines already in place, this backyard is ready for entertaining. Upstairs, retreat to a king-sized primary suite designed for rest and recharge, complete with a wall of windows to enjoy the morning sun, a massive walk-in closet and spa-inspired 5-piece ensuite featuring a soaker tub and oversized glass shower. Two additional bedrooms, a full bath, and a spacious bonus room offer flexibility for growing families, guests, or movie nights together. The unfinished basement is a blank canvas — ready for your

vision, whether that's a home gym, play space, or additional living area. The fully finished double detached garage (20 x 23) has 220V wiring and a gas overhead heater, means warm winter mornings and practical storage year-round — and the alley access makes coming and going effortless. The exterior shines with GEMSTONE LIGHTS,— giving you endless possibilities for outdoor enjoyment year-round. Meticulously cared for and filled with pride of ownership, this is more than just a house — it's a place to truly settle in and call home. Located steps from award-winning schools, parks, pathways, and Coopers Town Promenade, you'll love not just the home — but the lifestyle that comes with it.