



**1602, 201 Cooperswood Green SW
Airdrie, Alberta**

MLS # A2290973



\$515,000

Division:	Coopers Crossing		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,625 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

A sophisticated 3-storey masterpiece nestled in the heart of Cooper's Crossing—an 13th-time recipient of Airdrie's "Best Community" award. This award-winning home from the Vesta Elevate Collection seamlessly blends contemporary architecture with upscale interior finishes, offering a low-maintenance sanctuary for those who refuse to compromise on style or convenience. The open floor plan is designed with a focus on modern livability featuring 3 bedrooms, 2.5 bathrooms and a flex room ideal for a home office, gym or additional living space. The home features a thoughtful layout across three levels. A bright, open-concept living area is the heart of the home. The gourmet kitchen showcases the full-height cabinetry, sleek modern finishes, and generous prep space that flows effortlessly into the dining and living areas. A convenient powder room completes this level, making it ideal for entertaining. On the upper level discover a deluxe primary suite designed as a private retreat. The secondary bedrooms are a rare find—impressively oversized compared to typical townhome designs, offering plenty of space for family, guests, or hobby rooms. In a market where parking is a premium, this home stands alone. It boasts a double attached garage plus 2 car driveway —a rare and highly coveted four-car setup that provides ultimate convenience for multi-vehicle households. Step outside and experience true walkability. You are perfectly positioned directly across from Cooper's Town Promenade, giving you instant access to: Save-On-Foods, Shoppers Drug Mart, and Pet Valu. Starbucks, McDonald's, and local eateries. Miles of pathways, lush parks, and top-rated schools are just steps from your front door. Whether you are an active professional or a growing family, this home offers the perfect balance of "elevated" interior

design and a vibrant, award-winning neighborhood. Please note: Entrance Level 233 total sq ft, living space 672 total sq ft, Upper level (bedrooms) 702 sq ft.