



**295 Coopers Hill SW**  
**Airdrie, Alberta**

**MLS # A2292805**



**\$1,265,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,583 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** 2nd fridge, 2nd dishwasher, 2nd hood fan, TV mounts (2), alarm system w/2 remotes, 2nd bar fridge, murphy bed & shelf, shed (2)

Hello, Gorgeous! Welcome to this beautifully renovated executive walkout home in the highly sought-after community of Coopers Crossing in Airdrie. Offering over 2,500sq ft. above grade plus a fully developed walkout basement, this home blends impressive architectural spaces with thoughtful custom finishes throughout. Step inside to a stunning entry featuring stacked stone accents, rustic beams, and an inviting sense of craftsmanship that continues throughout the home. The main floor includes a private office with glass French doors, perfect for working from home or flexible use as a dining space or additional bedroom. At the heart of the home is the dramatic great room with soaring 14-foot vaulted ceilings, arched windows, and a beautiful fireplace feature wall that fills the space with natural light from the west-facing backyard. The chef-inspired kitchen is designed for both everyday living and entertaining, featuring a large island, quartz countertops, professionally painted two-tone cabinetry, custom organizers, and a striking solid walnut hood fan. Premium appliances include KitchenAid, Bosch, Thermador, and MasterChef, along with a gas range, wall oven, beverage cooler, and walk-in pantry. Upstairs, a welcoming loft creates an additional living space for relaxing or family time. Two spacious bedrooms share a well-appointed bathroom, while the impressive primary retreat offers vaulted ceilings, custom wall detailing, and a luxurious ensuite with heated floors, double vanity, soaker tub & separate water closet. The fully developed walkout basement adds incredible flexibility with a gorgeous second full kitchen, large recreation area, full bathroom, wine/cool room, and a spacious additional bedroom or versatile flex room with built-in Murphy bed. With its high-end finishes and thoughtful layout, this level is ideal for entertaining or multi-generational

living. Outdoor living is just as impressive with a west-facing backyard, a 300sq ft. Duradek balcony with glass railing, natural gas line for BBQ, and a walkout patio below with additional gas connections and hot tub rough-in, plus two storage sheds. The beautifully landscaped yard features custom concrete work, mature trees and shrubs, and a 7-zone irrigation system. Completing the home is a triple attached garage plus shop area, with epoxy floors, forced-air heating, workshop wiring, EV/welder outlets, and extensive built-in storage. Located in one of Airdrie's most desirable communities, close to parks, pathways, schools, and amenities, this exceptional home offers the perfect combination of space, luxury, and functionality.