



**247 Coopers Cove SW**  
**Airdrie, Alberta**

**MLS # A2294398**



**\$1,099,990**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,637 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s)	<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>	Cement Fiber Board, Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** na

Welcome to this stunning luxury home located in the highly sought-after community of Coopers Crossing. Offering approximately 2,637 sq. ft. of thoughtfully designed living space, this elegant two-storey residence perfectly combines modern upgrades with timeless style. This home features 5 spacious bedrooms and 4 full bathrooms, ideal for growing families or multi-generational living. The main floor boasts a bright and open layout, complete with two dining areas, a full bedroom, and a 3-piece bathroom with a standing shower. The grand double-door entrance creates a welcoming first impression. The chef-inspired kitchen is beautifully upgraded with built-in appliances, a chimney-style hood fan, ceiling-height cabinetry, and sleek black hardware throughout. The living room showcases a striking feature fireplace with bold black tile detailing, adding warmth and sophistication. Large windows across the main floor allow for an abundance of natural light, while the elegant spindle railing enhances the overall design. Upstairs, you will find 4 generously sized bedrooms and 3 full bathrooms, along with a spacious bonus/family room featuring a vaulted ceiling—perfect for relaxation or entertainment. The primary bedroom offers a tray ceiling, a luxurious 5-piece ensuite with a jetted tub, separate glass shower, and a large walk-in closet. The upper-level laundry room is equipped with a sink and additional storage for convenience. All secondary bedrooms are well-proportioned, with access to two additional full bathrooms. Step outside to enjoy a large rear deck and fully fenced backyard—ideal for outdoor living. A side entrance to the basement provides excellent potential for future development. The home is further enhanced with durable and premium James Hardie (Hardie Board) exterior siding and features a Double wide car garage,

offering extended parking space or additional storage flexibility. Conveniently located close to schools, parks, playgrounds, and shopping plazas, this home delivers exceptional value in one of Airdrie's most prestigious neighbourhoods. Don't miss this incredible opportunity to own a premium home in Coopers Crossing.