



**102 Coopersfield Way SW
Airdrie, Alberta**

MLS # A2297577



\$949,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,322 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Gazebo, Landscaped, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully crafted custom bungalow offers the perfect blend of modern elegance and thoughtful design, ideally located in the highly sought-after community of Coopers Crossing. Situated on a premium lot backing onto a park, and pathways with water features. This home provides both privacy and exceptional outdoor access. Flooded with natural light, the main level features expansive windows, two large skylights, and stylish upgraded lighting throughout. The open-concept layout is enhanced by 10' ceilings, engineered hardwood flooring, a neutral colour palette, and a welcoming spacious entry. The living room is a true focal point, highlighted by a floor-to-ceiling feature wall with modern tile and a sleek linear fireplace. The adjacent dining area flows seamlessly into the chef-inspired kitchen, complete with granite and quartz countertops, a copper sink, a large central island, high-end appliances including an induction cooktop, and an abundance of custom cabinetry and pantry space. From here, step out to the beautifully landscaped backyard—perfect for entertaining or relaxing in your own private oasis. The primary suite is designed as a retreat, featuring a spa-like ensuite with skylight, dual sinks, quartz vanity, soaker tub, oversized glass and tile shower, and a walk-through closet with direct access to the laundry room. A convenient 2-piece powder room completes the main floor. The fully developed basement offers exceptional additional living space, including a large media/family room, a versatile office or bedroom with custom glass walls, a spacious bedroom, a full 4-piece bathroom, and ample storage room. Additional highlights include a multi-zone Sonos sound system, upgraded front door, phantom screens, exterior programmable lights, and beautiful exterior stone detailing. The garage is fully equipped with an

upgraded door, side-mount opener, 220V power, and built-in metal cabinetry, and additional storage features. Outside, the private yard features professional landscaping, a composite deck, custom built wood Pergola, and tranquil views—ideal for summer enjoyment. All of this, just moments from Discovery Park, expansive pathway systems, schools, shopping and a wide range of amenities.