



**352 Coopersfield Rise SW
Airdrie, Alberta**

MLS # A2298137



\$999,780

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,512 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to a rarely available executive bungalow in the prestigious Coopers Crossing neighbourhood of S.W. Airdrie. This meticulously cared-for 2023 custom-built home by McKee Homes offers refined design, energy-efficient comfort, and an effortless lifestyle. Designed for both everyday living and entertaining, the bright main floor welcomes you with soaring 10-foot ceilings and elegant luxury vinyl plank flooring throughout. The chef-inspired kitchen serves as the heart of the home, featuring premium KitchenAid appliances, quartz countertops, and a spacious butler's pantry complete with a second BLANCO sink, bar fridge, microwave, and additional cabinetry—perfect for keeping the main kitchen clutter-free while hosting family and friends. Black-trim windows and modern lighting add understated sophistication. The fully developed lower level is open and inviting with rare 9-foot ceilings and privacy windows that bring in an abundance of natural light. This level offers two generous bedrooms with oversized closets, a full bathroom, and a spacious recreation room. An oversized storage area, central vacuum system, and dual furnaces provide added everyday comfort and convenience. The professionally landscaped and fenced yard is purposely designed for low-maintenance living, allowing you to spend more time enjoying the space rather than maintaining it. The large private deck with privacy panels creates an inviting outdoor retreat for summer gatherings. An oversized double garage provides exceptional storage, along with the convenience of a rough-in for an EV charger. (FORD F-150 fits) Surrounded by parks, walking paths, schools, restaurants, and shopping, this move-in ready bungalow offers a rare opportunity to enjoy upscale living in the highly desirable Coopers Crossing community. New Home Warranty - Structural until April

