



**399 Coopers Drive SW
Airdrie, Alberta**

MLS # A2301883



\$739,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC-13-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

With a west-facing backyard and siding onto green space, 399 Coopers Drive SW delivers over 3,200 sq. ft. of developed living space with a layout that actually works for a busy household. The exterior is finished in durable Hardie board siding, and the backyard is fully fenced with a newer composite deck—perfect for taking advantage of the afternoon and evening sun. Stepping inside the front door, you’re greeted by a spacious front entry with a massive walk-in closet (a rare and genuinely useful feature), plus a dedicated main floor office. The kitchen is functional, featuring stone countertops, a large pantry, and new high-end appliances, all tied together with laminate flooring across the entire level. This home leans into entertaining, with a built-in speaker system that flows from the interior to the backyard deck. Upstairs, you’ll find FOUR generously sized bedrooms, including a primary retreat with a walk-in closet and a five-piece ensuite as well as a BONUS area and a 5-piece bath. The fully developed basement adds real flexibility—complete with a FIFTH bedroom, full bathroom, and a comfortable rec space with a wet bar and second fireplace. Central A/C, two hot water tanks, and a DOUBLE ATTACHED, HEATED garage are already in place. Located close to schools, shopping, playgrounds and pathways, with the added bonus of green space right next door, this is a solid, move-in-ready option in one of Airdrie’s most family-friendly communities.