



**66 Coopersfield Park SW
Airdrie, Alberta**

MLS # A2302297



\$799,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,193 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Doorbell Camera		

OPEN HOUSE SUNDAY APRIL 19 AT 1:00PM - 3:00PM Welcome to a home that feels elevated from the very first step inside. Custom built by Harder Homes, this beautifully crafted two storey in Coopers Crossing offers over 3000 square feet of thoughtfully developed living space. With its distinctive exterior, sloped roof lines, and MASSIVE GARAGE, the curb appeal makes a strong first impression. Inside, the sense of space and intention continues. The main floor unfolds with a grand foyer that opens into a warm and welcoming great room, anchored by coffered ceilings and a GAS FIREPLACE that invites slow evenings and enjoyable gatherings. ENGINEERED HARDWOOD floors carry throughout, paired with 9' CEILINGS and 8' DOORS that add both height and presence. The kitchen is truly the heart of the home. Beautifully finished with ceiling height cabinetry, stainless steel appliances, and a generous center island, it offers exceptional storage and space to cook, host, & connect. The dining area sits just off the kitchen, filled with natural light and perfectly positioned for everyday meals or weekend entertaining. A dedicated MAIN FLOOR OFFICE creates a quiet place to work or study, tucked away yet still connected to the rhythm of the home. The mudroom leading to the garage is complete with built-ins and a charming barn door, keeping busy days organized. Every detail feels considered, right down to the Nest thermostat and the added AIR CONDITIONING (2022) for year round comfort. Upstairs, the layout is as functional as it is spacious. The primary suite feels like a true retreat, with room to unwind, a large WALK-IN CLOSET with custom built-ins, and a luxurious 5 piece ensuite featuring dual sinks, a deep soaker tub, & a spacious shower. Two additional bedrooms are generously sized and share a well appointed 5 piece bath with double sinks, ideal for

growing families. The BONUS ROOM offers flexibility for movie nights or play space, complete with a rough in for speakers to elevate your home entertainment experience. An upgraded railing adds a refined architectural touch as you move between levels. The fully developed basement extends the living space even further, with a massive recreation and media area that easily adapts to your needs. A 4th bedroom, separate den and full 4 piece bathroom make it perfect for guests, teens, or multi generational living. Backing directly onto a school, the backyard setting offers both privacy and convenience, with no rear neighbours and quick access to green space and community pathways. Living in Coopers Crossing means being part of one of Airdrie's most sought after neighbourhoods, known for parks, schools, and a strong sense of community. It is the kind of place where families put down roots and stay awhile. Book your private showing and experience it for yourself! *Some photos have been virtually staged*