



**309 Coopersfield Rise SW
Airdrie, Alberta**

MLS # A2140081



\$929,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,406 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized, See Remarks, Tandem		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

Just finished! Ready for immediate possession! NEW, Never Occupied custom built home by 2019, 2020 & 2021 BUILD Award Winner, Harder Homes, in the prestigious community of Coopers Crossing. This beautiful 2 storey spacious home has 3,313 Sq.Ft. of developed space, 5 bedrooms in total, triple garage (double tandem style fits 3 cars) & a lot more. Open concept main floor plan has an inviting huge foyer boasting a big living/family room with fireplace, custom kitchen, huge center island, S/S appliances, spacious nook/dining area & a computer/office room. The upper level offers a spacious primary bedroom retreat with deluxe 5pc en-suite, dual sink, tub, separate shower & a large walk-in closet, 2 more bedrooms with closets, 2nd 5pc bathroom with double sinks & a separate tab/shower enclosure, a large bonus room and a laundry room with lots of cabinets. Fully developed 907 Sq. Ft. basement has humongous recreational & media area room, 2 big size bedrooms & full 4pc bathroom. Property has features like: kitchen cabinets up to the ceiling, accent kitchen island, upgraded lighting fixtures, upgraded appliances, upgraded plumbing fixtures, custom built-in closets all throughout, 9' ceilings on the main floor & basement, 8' doors on the main floor, unique outside elevation, sloped roof lines & more. This great house is located within walking distance to Coopers Plaza Promenade, Coopers Crossing green space trails, parks, schools & a lot more. Call to book your private viewing today!