



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1264 Coopers Drive SW**  
**Airdrie, Alberta**

**MLS # A2212451**



**\$689,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,112 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Cleared, Landscaped, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home		

**Inclusions:** none

Discover your dream home in the stunning, award-winning community of Coopers Crossing! This 2,112 sq ft gem is designed for those who crave luxury and convenience. Step into an open-concept main floor that seamlessly blends style and functionality, featuring a cozy front office perfect for remote work or study. The heart of the home is the chef's kitchen, a true masterpiece with granite countertops, stainless steel appliances, and an abundance of wall-to-wall stained maple cabinets. It's perfect for culinary enthusiasts and entertaining guests, offering both elegance and practicality. The living area is truly inviting, with a beautiful fireplace serving as a cozy focal point, perfect for relaxing evenings. Large windows flood the room with natural light, enhancing the warm and welcoming atmosphere. The layout seamlessly connects to the dining area, making it ideal for entertaining or family gatherings. Upstairs, unwind in the sunny bonus room or retreat to one of the three spacious bedrooms. The master suite is exceptionally large, a true sanctuary complete with a charming window seat and a spa-like bathroom featuring a freestanding soaker tub, tiled shower, dual sinks, and a walk-in closet. The bathroom's elegant design is highlighted by modern fixtures and ample natural light, creating a serene atmosphere. This home is perfect for a family, offering ample space and comfort. Outdoor enthusiasts will love the south-facing verandah and the partially covered rear deck, ideal for entertaining or relaxing. The oversized rear double detached garage (24x22) ensures ample space for your vehicles and storage needs. Located just steps from top-rated schools, the Coopers shopping complex, and beautiful parks, this home offers unparalleled value and lifestyle. Don't miss out on this incredible opportunity!

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