

\$1,089,900 - 812 Coopers Crescent Sw, Airdrie

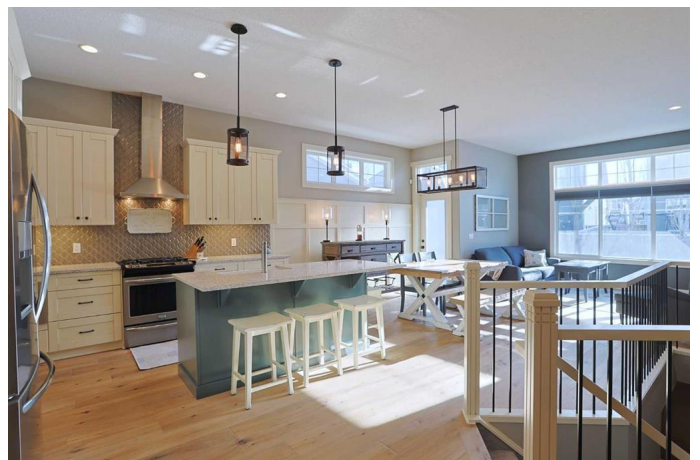
MLS® #A2192980

\$1,089,900

3 Bedroom, 3.00 Bathroom, 1,596 sqft
Residential on 0.14 Acres

Coopers Crossing, Airdrie, Alberta

****OPEN HOUSE: Sat April 12, 2025 from 12noon to 2pm**** Welcome to your next home here in this beautifully appointed bungalow in Airdrie's popular family community of Coopers Crossing, nestled on this wonderful corner lot just steps to Discovery Park & only minutes to Central Pond, Coopers Town Promenade & schools. Over 2700sqft of stylish living in this one-owner custom-crafted McKee Homes beauty, which enjoys engineered rustic hardwood floors & quartz counters, 3 bedrooms + den, 3 full baths & your own private home theatre. Bathed in natural light & complemented by soaring 10ft ceilings, you'll love the open concept design of the main floor with its expanse of windows, sun-drenched living room with upgraded fireplace, spacious dining room area with access to the backyard deck & showpiece designer kitchen with soft-close cabinetry, butler's & walk-in pantries, farmhouse sink & stainless steel appliances including Frigidaire gas stove/convection oven. The relaxing owners' retreat has a great-sized walk-in closet & sleek ensuite with glass shower, separate make-up vanity & quartz-topped double vanities. The 2nd main floor bedroom is conveniently located across from the 2nd full bath. The lower level - with 9ft ceilings, is beautifully finished with a games/rec room with quartz-topped wet bar & under-the-stairs alcove with built-in bench, large 3rd bedroom, another full bath & home theatre complete with projection screen & projector, plus a 4th



bedroom is framed & ready to be finished. Main floor laundry with Samsung steam washer & dryer. Additional features & extras include epoxy flooring in the garage, durable Hardie Board exterior, 8ft doors, custom window blinds & underground sprinkler system, Glowstone exterior lights & fenced pie-shaped backyard with deck (equipped with gas BBQ line) & pergola, stone patio & storage shed. Minutes from your front door is Coopers Town Promenadeâ€featuring an open-air stage & firepit, office space, restaurants & a wide variety of shopping (anchored by Shopperâ€s Drug Mart & Save-On-Foods). Prime location in the highly desirable Southwest Airdrie neighbourhood within easy reach of the Sierra Springs Shopping Centre & quick access to 40 Avenue & the QE2, Cross Iron Mills & Calgary.

Built in 2015

Essential Information

MLS® #	A2192980
Price	\$1,089,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,596
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	812 Coopers Crescent Sw
Subdivision	Coopers Crossing
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4B 4C3

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

Interior

Interior Features	Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), French Door, Storage, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	44
Zoning	R1-U
HOA Fees	71
HOA Fees Freq.	ANN

Listing Details

Listing Office

Royal LePage Benchmark

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