

# \$1,024,900 - 812 Coopers Crescent Sw, Airdrie

MLS® #A2192980

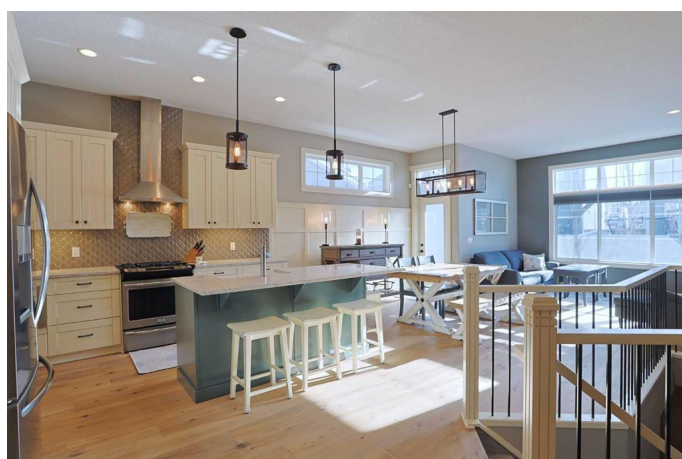
**\$1,024,900**

3 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0.14 Acres

Coopers Crossing, Airdrie, Alberta

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	\$1,024,900
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	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Chandelier, French Door, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, 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	Private Yard, BBQ gas line, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Underground Sprinklers, Corner Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	February 26th, 2025
Days on Market	54
Zoning	R1-U
HOA Fees	71
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.