

# \$870,000 - 349 Coopersfield Rise Sw, Airdrie

MLS® #A2196216

**\$870,000**

3 Bedroom, 4.00 Bathroom, 2,604 sqft

Residential on 0.10 Acres

Coopers Crossing, Airdrie, Alberta

Don't miss out on the chance to own a stunning home in the highly sought-after Cooperâ€™s Crossing community, nestled in the heart of nature with over 44 acres of lush parkland, greenspaces, and scenic trails, including Willow Pond, Central Pond, and the picturesque Cooperâ€™s Town Promenade. With six well-established schools just moments away, this vibrant neighborhood is the perfect place to thrive, whether youâ€™re starting a family or looking for a peaceful retreat.

Step inside to the expansive, open-concept main floor, where soaring 9-foot ceilings and a flexible den/office space (which can easily double as a bedroom thanks to the 3-piece washroom) welcome you. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, full-height cabinetry, and a large central island. Premium stainless-steel appliances, including a gas cooktop, built-in microwave, wall oven, refrigerator with ice and water dispenser, and a built-in dishwasher, ensure both style and functionality. A Butlerâ€™s pantry with an extra sink offers even more storage options.

The generously sized dining area flows effortlessly into the cozy living room, where a gas fireplace creates a warm and inviting ambiance. And when youâ€™re ready to enjoy the outdoors, step outside to a spacious house-width deck and a fully fenced backyardâ€”a private oasis perfect for



entertaining or relaxing.

The upper floor features a rare and practical design, with two master bedrooms, each offering large walk-in closets and their own luxurious ensuite bathrooms—one with a 4-piece and the other with a 5-piece. A bonus area, complete with feature walls and a wall-mounted TV, offers the ideal space to unwind. Upper-floor laundry adds convenience, while an additional bedroom and a third 5-piece bathroom further elevate this level. Basement is unfinished and awaiting for your ideas.

With all these exceptional features, this home is perfectly suited for multi-generational living or families with adult children. It’s a rare opportunity you won’t want to miss!

Built in 2023

Essential Information

MLS® #	A2196216
Price	\$870,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,604
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	349 Coopersfield Rise Sw
Subdivision	Coopers Crossing
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4B 4K7

### **Amenities**

Amenities	None, Park
Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer
Heating	High Efficiency, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	58
Zoning	R1
HOA Fees	71
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	PREP Realty
----------------	-------------

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.