

\$769,900 - 301 Coopersfield Rise Sw, Airdrie

MLS® #A2075608

\$769,900

4 Bedroom, 3.00 Bathroom, 2,192 sqft

Residential on 0.13 Acres

Coopers Crossing, Airdrie, Alberta

LIKE BRAND NEW !! This is a spectacular property in an even better location! This home was recently built on a HUGE CORNER LOT with a sunny south-facing backyard and is just walking distance to a shopping complex that features many convenient shops, including Save-on-Foods, Shopper's Drug Mart, Cooper's Medical Clinic, Starbucks, and more.

The 40th Ave. connection to Highway 2 is currently under construction and once completed, will make commuting to Calgary so fast and easy that you'll be thrilled with your decision to purchase a home in Cooper's Crossing!

This home was built by McKee Homes, Airdrie's legendary builder of choice for the past 35 years. There is 2,885 sq. ft. of living area in this amazing fully developed home with five extra side windows added for maximum light. Upon entering the home, you will be greeted by a bright and open foyer with high ceilings, gorgeous wide plank flooring, and a custom wood feature wall. The main floor den is located close to the front door and is open to the sideyard so it will be bathed in natural light for most of the day. Please note the elegant barn door on your private office space and upgraded light fixtures throughout.

A stunning gourmet kitchen awaits you, including a 10-foot-long island with an eating



bar, a six-foot-wide combination fridge and freezer, shiny quartz countertops, an apron single bowl silgranite kitchen sink, a built-in wall oven and microwave, and a chimney hood fan with tile to the ceiling. An extra 10 feet of cabinets were added from the Builder allowance and the upper cabinets were extended up to the ceilings for maximum storage space. Finally, there is a huge walk-through pantry, stylish pendant lighting, and warm recessed lighting. The main floor also features a fireplace with tile to the ceiling and an elegant metal rail staircase.

The upper floor features vaulted ceilings, both in the bonus room and in the primary bedroom. The primary bedroom is large and has a wood feature wall and another beautiful barn door that leads to the private ensuite. Features of the ensuite include a nine-foot-long counter with double sinks, an oversized shower, extra high countertops, and two side windows. The closet is large and is linked to the laundry room, which boasts a quartz countertop over the washer and dryer, extra wide linen shelves, upper and lower cabinets, and full-height tile backsplash. The main bath is located off the hallway and has an elegant stand-alone tub. The two spare bedrooms are at the front of the home, and beside them, there is a large bonus room perfect for families and children. The basement has extra high ceilings, another large family room, and a fourth bedroom. There is also rough-in plumbing for a fourth bathroom in the basement in the undeveloped area if you choose. Lush landscaping and the installation of a beautiful fence to surround the backyard have just been completed, which also has access to a back lane for added convenience!

Built in 2022

Essential Information

MLS® #	A2075608
Price	\$769,900
Sold Price	\$745,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,192
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	301 Coopersfield Rise Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4K7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Built-In Freezer, Built-In Oven, Dishwasher, Garburator, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Tile

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2023
Date Sold	December 22nd, 2023
Days on Market	119
Zoning	R1
HOA Fees	80.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MAXWELL CANYON CREEK
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