

\$775,000 - 346 Cooperstown Common Sw, Airdrie

MLS® #A2094528

\$775,000

4 Bedroom, 4.00 Bathroom, 2,293 sqft

Residential on 0.10 Acres

Coopers Crossing, Airdrie, Alberta

Location, location, location... AND the perfect house too!? This stunning & unique residence is situated in the award-winning neighborhood of Coopers Crossing and boasts nearly 3,270 sq ft of thoughtfully designed and FULLY FINISHED living space. Welcoming colorful trees, a lush front lawn and stairs leading to the extended West facing COVERED Front Porch greet you. Step inside to durable HARDWOOD FLOORS and soaring 9'™ ceilings that flow into a versatile Front Den or Formal Dining Room, and through beautifully etched glass FRENCH DOORS into a private Home Office w/ Bright WINDOWS. An extra-wide hallway and UPGRADED LIGHTING on the main level usher you past the 2-pc Powder Room into a GRAND KITCHEN! Perfectly equipped w/ an abundance of Dark cabinetry and contrasting light GRANITE COUNTERS, STAINLESS APPLIANCES, a massive O/S ISLAND made for entertaining, coveted CORNER PANTRY, and even a well-placed window above the sink for a view during clean-up! A spacious Breakfast Nook is ready to host your large table & gatherings, conveniently walking out to the backyard & deck. Flooding with natural sunlight and hosting a cozy GAS FIREPLACE, the Great Room is an excellent space to relax and unwind. Upstairs you'll find a carpeted Bonus room for movie or games night, thoughtfully separating the Bedrooms for added privacy. This Primary Suite is impressive! HUGE, BRIGHT, w/ VAULTED



CEILINGS and an OPEN CONCEPT double walk-in CLOSETs w/ handy pocket doors to hide the mess. Step through the closet into your tiled 5-pc ensuite OASIS w/ DUAL VANITIES, granite counters, a stand-alone SOAKER TUB beneath the window, an O/S WALK-IN shower w/ stunning white tiles, and most importantly - a private water closet! The 2nd and 3rd Bedrooms are equally large, both hosting organized closets, sharing a 4-pc Bathroom and partaking in the convenience of UPPER FLOOR LAUNDRY & linen closet! It keeps getting better as you head downstairs to the FINISHED BASEMENT, ready to enjoy w/ no lack of additional livable square footage. This lower level checks all the boxes, w/ Dricore subfloor and durable LUXURY VINYL PLANK, 9'™ ceilings w/ recessed lighting, an ELECTRIC FIREPLACE in the gigantic Rec Room to keep things cozy, another BIG BEDROOM, a 3-pc Bathroom w/ linen closet, AND a Theatre / Media room already WIRED FOR SOUND. Next up, the backyard sanctuary! Extra privacy thanks to the DOUBLE DETACHED GARAGE oversized 21'3x23'5 (insulated & dry walled), a huge stained deck for entertaining, already wired for your future hot tub, and more beautiful TREES maturing that add to the FULLY FENCED landscaping. This unbeatable home is MOVE-IN READY! Literal steps from the picturesque pathway systems that lead to nearby ponds, parks, shopping, and sought-after schools. Don't miss the opportunity to make this your dream home. Come see it today!

Built in 2014

Essential Information

MLS® #	A2094528
Price	\$775,000
Sold Price	\$765,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,293
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	346 Cooperstown Common Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T7

Amenities

Amenities	Other, Park, Playground
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, Oversized

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes

Basement	Finished, Full
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Exterior

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

Additional Information

Date Listed	November 22nd, 2023
Date Sold	December 19th, 2023
Days on Market	27
Zoning	R1-L
HOA Fees	57.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
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