

\$735,000 - 322 Cooperstown Common Sw, Airdrie

MLS® #A2187850

\$735,000

4 Bedroom, 4.00 Bathroom, 2,095 sqft

Residential on 0.09 Acres

Coopers Crossing, Airdrie, Alberta

Get set for something spectacular!! This immaculate, beautifully updated and designed home is situated in the desired community of Coopers Crossing!! With around 2900 sq ft of total living space, this is a must see!! Over the past three years, the entire house has undergone new flooring, blinds and paint updates! The main floor has an open floor plan with upgraded kitchen cabinets and stainless appliances (new in 2022) including a gas stove! The large kitchen island and custom pantry with pull out shelves will delight any chef! The cozy adjacent large living room with updated gas fireplace and a very large dining area complete this open space! Two additional windows were recently added to the living room to bring in even more natural light!! Right off the front door you will find a gorgeous half bath and a very spacious and bright office/den with built in shelving units. Next to the kitchen there is a mud room/laundry area that leads to the back yard. The upper level of this home has a beautiful primary bedroom with vaulted ceilings, an upgraded 5 pc ensuite with infloor heat and walk in closet. You will also find two additional bedrooms, a 4 piece main bathroom and a bonus room with glass doors that lead to an upper deck. And that's not all!!! The basement is fully developed and was recently updated in 2023-24!! Here you will find a 4th bedroom, cedar lined closet, full bathroom, large family room and a large workshop/gym area that could be reconfigured to add a 5th bedroom if



desired! The impressiveness does not end with the interior of this home. The yard and exterior are equally amazing! With low maintenance landscaping turf throughout and irrigation system in both the front and back yard, you can enjoy having a yard without a lot of the work! The backyard is a tranquil garden haven with 2-tiered deck (one with new retractable awning), hot tub (included) and beautiful flower gardens!! There is a walkway to an oversized 20'x23' double detached garage. Gemstone lights have been installed on the front of the house AND it even has central vac and A/C!!! The pride of ownership is very evident in this home!! This great family home is walking distance to schools and the shops and stores in the Cooper's Town Promenade. it is also an easy commute to/from Calgary with the new 40th Ave overpass!! Don't miss your chance to own this gem!! Book your private showing before it's too late!

Built in 2013

Essential Information

MLS® #	A2187850
Price	\$735,000
Sold Price	\$727,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,095
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	322 Cooperstown Common Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2L2

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Paved, Alley Access

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s), Front Yard
Roof	Asphalt, Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2025
Date Sold	February 6th, 2025

Days on Market	20
Zoning	R1-L
HOA Fees	90.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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