

\$629,500 - 1313 Coopers Drive Sw, Airdrie

MLS® #A2203161

\$629,500

4 Bedroom, 4.00 Bathroom, 1,775 sqft
Residential on 0.09 Acres

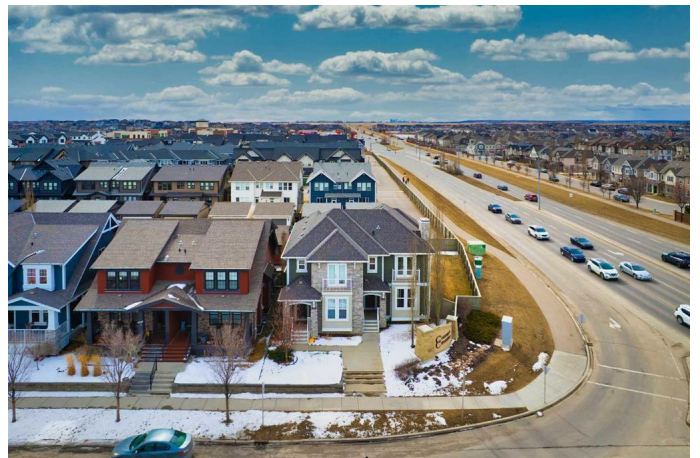
Coopers Crossing, Airdrie, Alberta

Welcome to this exquisite former showhome, located in the highly desirable community of Coopers Crossing! This beautifully designed semi-detached home offers 4 spacious bedrooms, 3.5 bathrooms, and an open-concept layout that is both luxurious and functional.

As you enter, youâ€™ll be welcomed by an abundance of natural light and premium finishes throughout. The main level features a bright and inviting living room with large windows, a gourmet kitchen complete with high-end stainless steel appliances, sleek cabinetry, a spacious island, and gorgeous granite countertopsâ€”ideal for both meal prep and entertaining. Air conditioning will allow the space to remain the perfect temperature, even in the warm summer months.

The spacious floor plan flows effortlessly into the expansive backyard. This large outdoor space is perfect for hosting summer gatherings, relaxing, or creating your own private oasis.

Upstairs, the master suite is a true retreat with vaulted ceilings that add to the sense of grandeur and openness. The room includes a walk-in closet and a luxurious en-suite bathroom with a soaking tub, separate shower, and dual vanities. Two additional well-sized bedrooms are also located on the second floor, ideal for children, guests, or a home



office.

The fully finished basement adds even more functional living space, with a fourth bedroom, full bathroom, and large family roomâ€”perfect for a home theater, game room, or extra space for entertaining.

This home also features a convenient EV charger in the single detached garage, catering to eco-conscious buyers who value sustainability and modern convenience. There is an additional parking pad to provide easy parking for two vehicles.

Located in the beautiful Coopers Crossing community, this home offers easy access to scenic parks, walking trails, top-rated schools, shopping, and a wide range of amenities.

With its luxurious features, large backyard, vaulted ceilings in the master suite, EV charger, and meticulous craftsmanship, this former showhome is a must-see.

Built in 2013

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2203161 |
| Price | \$629,500 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,775 |
| Acres | 0.09 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1313 Coopers Drive Sw |
| Subdivision | Coopers Crossing |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 3T7 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | See Remarks, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 15 |
| Zoning | R2 |
| HOA Fees | 71 |

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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