

# \$1,089,900 - 812 Coopers Crescent Sw, Airdrie

MLS® #A2192980

**\$1,089,900**

3 Bedroom, 3.00 Bathroom, 1,596 sqft  
Residential on 0.14 Acres

Coopers Crossing, Airdrie, Alberta

Welcome to your next home here in this beautifully appointed bungalow in Airdrie's popular family community of Coopers Crossing, nestled on this wonderful corner lot just steps to Discovery Park & only minutes to Central Pond, Coopers Town Promenade & schools. Over 2700sqft of stylish living in this one-owner custom-crafted McKee Homes beauty, which enjoys engineered rustic hardwood floors & quartz counters, 3 bedrooms + den, 3 full baths & your own private home theatre. Bathed in natural light & complemented by soaring 10ft ceilings, you'll love the open concept design of the main floor with its expanse of windows, sun-drenched living room with upgraded fireplace, spacious dining room area with access to the backyard deck & showpiece designer kitchen with soft-close cabinetry, butler's & walk-in pantries, farmhouse sink & stainless steel appliances including Frigidaire gas stove/convection oven. The relaxing owners' retreat has a great-sized walk-in closet & sleek ensuite with glass shower, separate make-up vanity & quartz-topped double vanities. The 2nd main floor bedroom is conveniently located across from the 2nd full bath. The lower level - with 9ft ceilings, is beautifully finished with a games/rec room with quartz-topped wet bar & under-the-stairs alcove with built-in bench, large 3rd bedroom, another full bath & home theatre complete with projection screen & projector, plus a 4th bedroom is framed & ready to be finished.



Main floor laundry with Samsung steam washer & dryer. Additional features & extras include epoxy flooring in the garage, durable Hardie Board exterior, 8ft doors, custom window blinds & underground sprinkler system, Glowstone exterior lights & fenced pie-shaped backyard with deck (equipped with gas BBQ line) & pergola, stone patio & storage shed. Minutes from your front door is Coopers Town Promenadeâ€”featuring an open-air stage & firepit, office space, restaurants & a wide variety of shopping (anchored by Shopperâ€™s Drug Mart & Save-On-Foods). Prime location in the highly desirable Southwest Airdrie neighbourhood within easy reach of the Sierra Springs Shopping Centre & quick access to 40 Avenue & the QE2, Cross Iron Mills & Calgary.

Built in 2015

### **Essential Information**

MLS® #	A2192980
Price	\$1,089,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,596
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	812 Coopers Crescent Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie

Province Alberta  
Postal Code T4B 4C3

### **Amenities**

Amenities Park  
Parking Spaces 4  
Parking Double Garage Attached, Garage Faces Front  
# of Garages 2

### **Interior**

Interior Features High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Chandelier, Double Vanity, French Door, Open Floorplan, Quartz Counters, Storage, Wet Bar  
Appliances Dishwasher, Dryer, Refrigerator, Washer, Bar Fridge, Gas Stove, Microwave, Range Hood, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Stone  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Private Yard, Storage  
Lot Description Back Yard, Corner Lot, Front Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Stone  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 26th, 2025  
Days on Market 35  
Zoning R1-U  
HOA Fees 71  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Royal LePage Benchmark

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