

# \$640,000 - 1313 Coopers Drive Sw, Airdrie

MLS® #A2203161

**\$640,000**

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

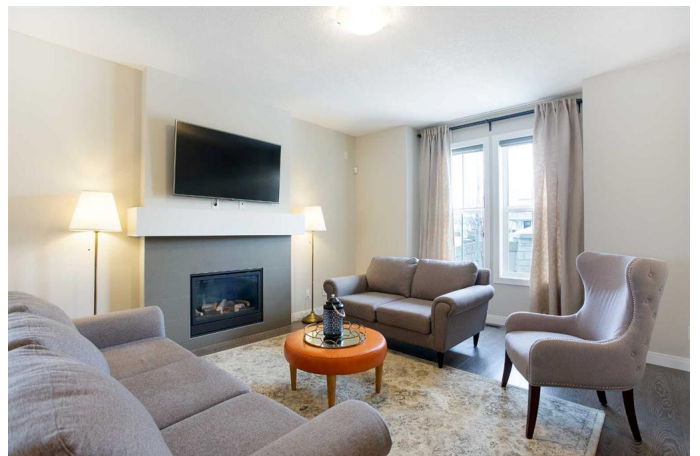
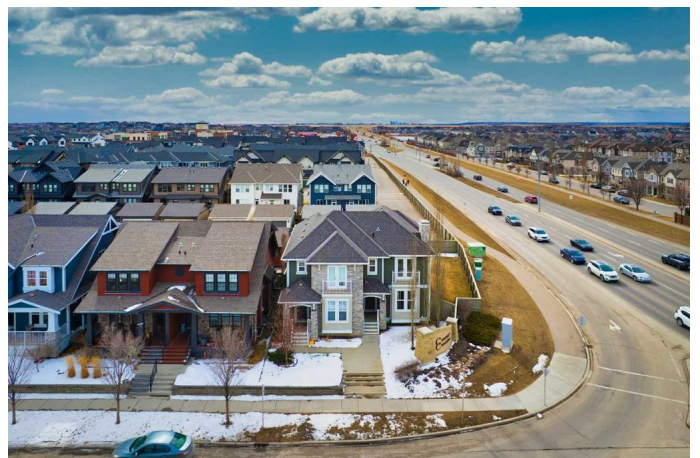
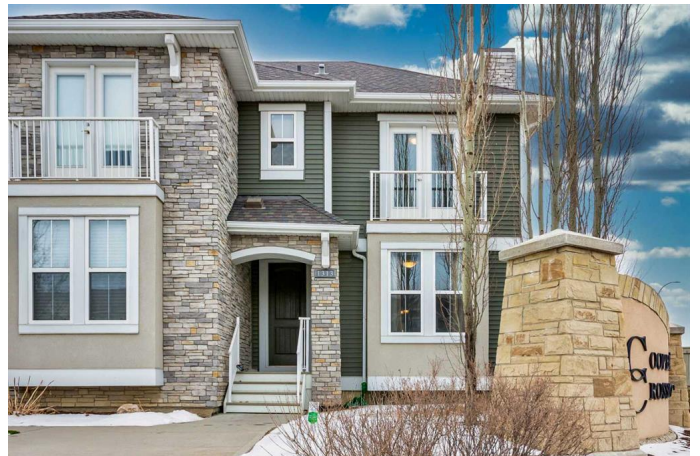
Coopers Crossing, Airdrie, Alberta

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	\$640,000
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	10
Zoning	R2
HOA Fees	71

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

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