

# \$999,500 - 812 Coopers Crescent Sw, Airdrie

MLS® #A2192980

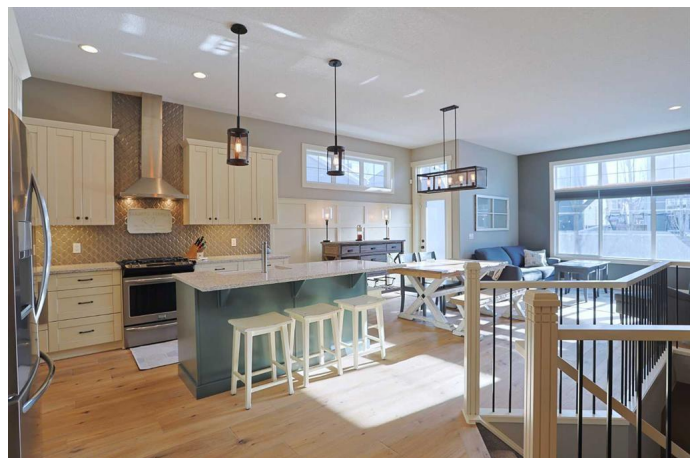
**\$999,500**

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          | \$999,500   |
| 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 | Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), French Door, Wet Bar |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge                                             |
| 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 | 70                  |
| Zoning         | R1-U                |
| HOA Fees       | 71                  |
| HOA Fees Freq. | ANN                 |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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