

# \$610,000 - 1289 Coopers Drive Sw, Airdrie

MLS® #A2213078

**\$610,000**

4 Bedroom, 4.00 Bathroom, 1,762 sqft

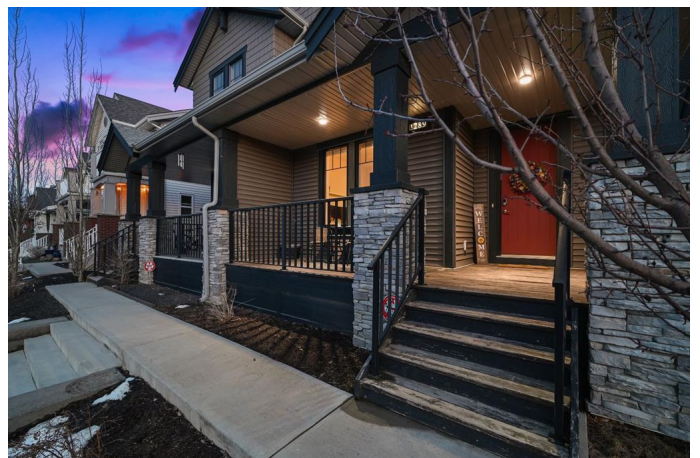
Residential on 0.06 Acres

Coopers Crossing, Airdrie, Alberta

OPEN HOUSES on both Sat April 26th 2:00-4:00 & Sun April 27th 2:00-4:00. Tucked into one of the most walkable pockets of Coopers Crossing, just steps from the shops, restaurants, and everyday conveniences of Coopers Town Promenade, this stylish semi-detached home offers over 2,500 sqft of developed living space.

The main level features hardwood floors, granite countertops, stainless steel appliances, and a functional layout including a dedicated home office. Step outside to your private sun-soaked, south-facing backyard featuring low maintenance landscaping with an oversized deck and a convenient dog run. A spacious double detached garage provides plenty of room for multiple vehicles and storage. As a bonus, enjoy year-round comfort with central air conditioning throughout the home. Upstairs, you'll discover three spacious bedrooms, including the primary retreat, which boasts a walk-in closet and a luxurious 5-piece ensuite. For added convenience, upstairs laundry is just steps away. Each of the secondary bedrooms features its own generously sized closet, while the thoughtfully designed 4-piece bathroom provides comfort and convenience for guests or family. The fully developed basement adds a 4th bedroom, another full bath, and a flexible living space â€”ideal for a media room, home gym, or playroom.

This location is second to none with three schools, multiple parks, grocery stores, and



more all within walking distance. Whether you're raising a family or simply enjoy living in the heart of a vibrant community, this home offers the lifestyle you've been looking for. Donâ€™t miss your chance to make it yoursâ€”schedule your showing today!

Built in 2014

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213078               |
| Price          | \$610,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,762                  |
| Acres          | 0.06                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1289 Coopers Drive Sw |
| Subdivision | Coopers Crossing      |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B3T7                |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other                                |
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)                          |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, Forced Air  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Dog Run, Garden, Private Yard           |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding                            |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 2                |
| Zoning         | R2               |
| HOA Fees       | 71               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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