

## 349 Coopersfield Rise SW Airdrie, Alberta

**MLS # A2196216**



**\$870,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,604 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Humidity Control	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage		
<b>Inclusions:</b>	NONE		

Don't miss out on the chance to own a stunning home in the highly sought-after Cooper's Crossing community, nestled in the heart of nature with over 44 acres of lush parkland, greenspaces, and scenic trails, including Willow Pond, Central Pond, and the picturesque Cooper's Town Promenade. With six well-established schools just moments away, this vibrant neighborhood is the perfect place to thrive, whether you're starting a family or looking for a peaceful retreat. Step inside to the expansive, open-concept main floor, where soaring 9-foot ceilings and a flexible den/office space (which can easily double as a bedroom thanks to the 3-piece washroom) welcome you. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, full-height cabinetry, and a large central island. Premium stainless-steel appliances, including a gas cooktop, built-in microwave, wall oven, refrigerator with ice and water dispenser, and a built-in dishwasher, ensure both style and functionality. A Butler's pantry with an extra sink offers even more storage options. The generously sized dining area flows effortlessly into the cozy living room, where a gas fireplace creates a warm and inviting ambiance. And when you're ready to enjoy the outdoors, step outside to a spacious house-width deck and a fully fenced backyard—a private oasis perfect for entertaining or relaxing. The upper floor features a rare and practical design, with two master bedrooms, each offering large walk-in closets and their own luxurious ensuite bathrooms—one with a 4-piece and the other with a 5-piece. A bonus area, complete with feature walls and a wall-mounted TV, offers the ideal space to unwind. Upper-floor laundry adds convenience, while an additional bedroom and a third 5-piece bathroom further elevate this level. Basement is unfinished and awaiting for your ideas. With

all these exceptional features, this home is perfectly suited for multi-generational living or families with adult children. It's a rare opportunity you won't want to miss!