



**101, 201 Cooperswood Green SW  
Airdrie, Alberta**

**MLS # A2295751**



**\$610,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,850 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Enclosed, Garage Door Opener		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Experience luxury and convenience in the heart of Airdrie's award-winning community, Cooper's Crossing. As a former showhome, this stunning corner-unit townhome comes fully loaded with premium designer upgrades and the added comfort of central air conditioning already installed. The main level offers an open-concept layout with 9-foot ceilings, a gourmet kitchen featuring an oversized island and stainless steel appliances, and a private primary retreat with soaring vaulted ceilings and a spa-inspired ensuite. The sun-soaked upper level provides a versatile bonus room, two additional spacious bedrooms, and a dedicated laundry area. Enjoy sunshine all day and peaceful evenings on your covered south-facing balcony, complete with a gas line and views of the landscaped green space. This home is finished with a double attached garage and modern contemporary exteriors, offering a sophisticated "Lock & Leave" lifestyle. With low condo fees of \$347/month, all exterior maintenance, snow removal, and landscaping are professionally managed. Discover effortless, maintenance-free living in one of Airdrie's most prestigious locations. Book your private tour today!