



**7 Cooperstown Place SW
Airdrie, Alberta**

MLS # A2298817



\$775,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,538 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, C		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Storage Shed, Gemstone Soffit Lighting.

Welcome to #7 Cooperstown Place SW—an exceptional, meticulously maintained residence in the highly sought-after community of Coopers Crossing. Proudly offered by the original owners, this sophisticated 2,538 Sq Ft home blends timeless design with thoughtful, high-end upgrades, all set on a quiet, low-traffic street with a desirable sunny south-facing backyard. From the moment you arrive, the stunning stucco and stone exterior and undeniable curb appeal set the tone. Inside, you're greeted by an open foyer with an elegant, inviting staircase and 'ceilings that carry throughout the main level. The bright, open-concept layout is flooded with natural light from an abundance of windows, creating a warm and welcoming atmosphere. The heart of the home is the massive chef-inspired kitchen, featuring quartz countertops, extensive cabinetry, and generous prep space—perfect for everyday living and entertaining alike. High-end stainless-steel appliances, including a double induction oven, elevate the space, while the adjacent dining area comfortably accommodates a growing family. The living room showcases a beautiful stone surround fireplace, adding both warmth and character. A versatile main floor office/den/library with double French doors offers the perfect work-from-home setup or quiet retreat. Upstairs, you'll find a spacious and sunlit bonus room, convenient upper-level laundry, and three generously sized bedrooms. The primary suite is a true sanctuary, complete with a walk-in closet and a luxurious 5-piece en suite featuring a barn door entrance and quality finishes throughout. This home is equipped for comfort year-round with two furnaces and dual A/C units, along with a water softener and newer hot water tank. Custom built-ins and upgraded millwork throughout further highlight the attention to

