



GRASSROOTS
REALTY GROUP

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**1600, 15 Coopersfield Link SW
Airdrie, Alberta**

MLS # A2309431



\$635,000

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,410 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating: Central, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 339

LLD: -

Zoning: R3

Utilities: -

Inclusions: none

Welcome to Acadia Villas, a rare collection of just 40 exclusive bungalows in the sought-after Cooper's Crossing neighborhood. This gated community offers discerning homeowners a unique opportunity to live in luxury and privacy. Each meticulously crafted bungalow, this 1,400-square-foot model, features a stunning open-concept design. Soaring 14-foot vaulted ceilings create an expansive, airy feel throughout the main living area. This home includes one bedroom, a den, two bathrooms, a back hall, and a convenient laundry room area. The primary bedroom is a true sanctuary with its own tray ceiling, while the luxurious five-piece ensuite is a spa-like retreat, complete with a walk-in shower, an elegant freestanding soaker tub, separate shower and double sinks. High-end finishes are evident throughout, including sleek quartz countertops with undermount sinks, durable luxury vinyl plank flooring, and elegant tile in all bathrooms. The main floor showcases a brilliant open-concept layout, where soaring 14-foot vaulted ceilings create a sense of impressive volume and grandeur. At the heart of the home, the chef's kitchen is adorned with gourmet finishes, including sleek quartz countertops, undermount sinks, and high-end designer tile. This thoughtfully designed floor plan includes a primary retreat which serves as a true sanctuary, featuring elegant tray ceilings and a spa-inspired five-piece ensuite complete with a freestanding soaker tub, a walk-in shower, and dual vanities. A dedicated den—perfect for a home office—along with a practical back hall and the convenience of a main-floor laundry room. For those who need more space, the unfinished basement offers endless possibilities. It's a blank canvas ready for you to create additional bedrooms, an expanded living area, or a personalized recreational space. Enjoy the

peace of mind that comes with a secure, gated environment and the prestige of Airdrie's most sought-after neighborhood. Bungalows of this caliber are rare. Don't hesitate only 2 remain!