



**1213 Coopers Drive SW**  
**Airdrie, Alberta**

**MLS # A2312119**



**\$879,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,440 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Faces Front, Insulated, Overs		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to this beautifully crafted Harder Homes 2023 build in the award-winning community of Cooper's Crossing, one of Airdrie's most sought-after neighbourhoods, known for its parks, pathways, schools & exceptional family atmosphere. Perfectly positioned beside a fantastic park, this home blends thoughtful design, everyday functionality & timeless style. From the moment you step inside, the layout feels intentional & inviting. A private front foyer creates a warm welcome while offering separation from the main living space, while the front office is ideally positioned for working from home, studying, or creating a quiet retreat away from daily bustle. The heart of the home is bright, expansive & designed for both entertaining & real family living. Large windows flood the space with natural light, while spacious living room centres around a cozy gas fireplace. Kitchen is both stunning & highly functional, featuring quartz countertops, gas cooktop, built-in wall oven, chimney hood fan, oversized island & extensive cabinetry. Standout butler's walkthrough pantry seamlessly connects to mudroom, creating an incredibly practical setup for busy families, grocery runs, backpacks & everyday organization. Dining area easily accommodates large gatherings & opens onto sunny south-facing deck complete with gas line for BBQs, overlooking fully fenced backyard beautifully finished for kids, pets & summer evenings outdoors. Backing onto a paved rear lane, outdoor space benefits from added buffer of privacy along with convenient access in & out of yard, creating a more open & functional feel rarely found in newer communities. Upstairs, spacious bonus room creates perfect second living area for movie nights or a kid's hangout space. Primary retreat is generous in size & includes impressive walk-in closet along with luxurious 5-piece ensuite

featuring dual vanities, soaker tub & separate shower. Two additional bedrooms are both spacious, while upper-level laundry room adds everyday convenience. Well-designed main bath also offers dual sinks & private tub area, making mornings easier for growing families. Additional upgrades since construction include landscaping & fencing, plus an oversized, fully finished 27FT garage featuring professionally finished painted epoxy floors & upgraded lighting throughout: a dream setup for storage, hobbies, or showcasing vehicles. A massive 1066 sqft basement with high ceilings offers incredible potential, already providing a fun & functional space for kids, with built-in climbing wall & under-the-stairs clubhouse hideaway that feels like a secret fort right out of a childhood imagination. Large windows and rough-in plumbing make it ready for future development. Built by respected local builder Harder Homes, known throughout Cooper&rsquo;s Crossing for quality craftsmanship & thoughtfully designed homes, this property combines luxury, practicality & location in one exceptional package. Book your private showing today!