



**1500, 15 Coopersfield Link
Airdrie, Alberta**

MLS # A2319953



\$635,000

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,411 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	N/A		

Perfectly positioned to offer tranquil pond and water feature views right from your own front porch! Discover the pinnacle of "lock-and-leave" living in the heart of the award-winning Cooper's Crossing. Acadia Villas is a rare, private gated enclave of just 40 meticulously crafted bungalows, designed specifically for those who want to downsize their responsibilities—not their lifestyle. Imagine starting your mornings sipping coffee on the front porch, taking in serene, unobstructed views of the pond. Step inside, and this exceptional 1,411 sq. ft. bungalow welcomes you with an open-concept design that feels incredibly grand. Soaring vaulted ceiling create an airy, sun-drenched atmosphere in the main living area. Every corner reflects quality, from the sleek quartz countertops and undermount sinks to the durable luxury vinyl plank floor. Featuring 2 bedrooms and 2 full bathrooms, complemented by a dedicated laundry room and a functional back hall. The primary bedroom is a true sanctuary, boasting its own vaulted ceiling and generous proportions. The opulent five-piece ensuite provides a daily spa experience with a decadent freestanding soaker tub for ultimate relaxation, a glass-enclosed walk-in shower and elegant double sinks and sophisticated tile work. While the main floor offers everything you need, the unfinished basement is a blank canvas of limitless potential. Whether you envision extra guest rooms, a high-tech media center, or a sprawling fitness area, this space ensures your home can evolve alongside your needs. Living here means enjoying the independence of a detached home with the security and serenity of a gated community. It's luxury living where the exterior maintenance is handled, leaving you more time to enjoy the best of Cooper's Crossing.

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