



171 Cooperstown Lane SW
Airdrie, Alberta

MLS # A2321408



\$797,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,397 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Garden		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Wood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: TV Mounts, Shelving

Hello, Gorgeous! Welcome to 171 Cooperstown Lane SW, a beautifully finished, McKee-built two-storey home offering nearly 2,400 sq ft above grade plus a fully finished basement, in the heart of Coopers Crossing, one of Airdrie's most established and sought-after communities. Double entry doors open to a welcoming foyer and a bright main floor with 9-ft ceilings, 8-ft doors, and elegant crown moulding in the living room, where a cozy gas fireplace anchors the space. The kitchen is made for everyday living and entertaining, with granite countertops, stainless steel appliances, a large centre island, and a walk-through pantry. A separate dining area and a sunny breakfast nook offer flexible spaces to gather, while patio doors open to a deck with a gas line for the BBQ and a low-maintenance backyard with paved lane access. A spacious mudroom and a 2-pc powder room complete the main level. Upstairs, a large bonus room is the perfect spot to relax, while the primary retreat offers a walk-in closet and a spa-inspired 5-pc ensuite with dual vanities, a separate shower, and a free-standing soaker tub. Two additional bedrooms, a 4-pc bathroom, and a convenient upper-floor laundry room complete the level. The fully finished basement adds even more room to live, featuring a generous rec room, a large fourth bedroom, a 3-pc bathroom, and plenty of storage. Add central air conditioning and an insulated, drywalled double attached garage, and you have a move-in-ready home just steps from Coopers Crossing School, parks, and the scenic pathways the community is loved for, with quick QEII Highway access to Calgary.