



203 Cooperstown Lane SW
Airdrie, Alberta

MLS # A2322831



\$799,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,508 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: garage gas heater , central vacuum, miele espresso machine,

Hello, Gorgeous! Welcome to 203 Cooperstown Lane SW — a beautifully maintained, McKee-built two-storey offering over 2,500 sq ft of upgraded living space in the heart of Coopers Crossing, one of Airdrie's most established and sought-after communities. A stone-and-composite exterior with a covered walkway sets the tone, opening to a tiled foyer with 9-ft ceilings, hardwood flooring, and a built-in bench at the entry. A dedicated main-floor office with custom built-ins is ideal for working from home, while the open-concept living area is anchored by a floor-to-ceiling stone gas fireplace and wired with built-in speakers. At the centre of the home is a gourmet kitchen featuring a large granite eat-up island, soft-close cabinetry extending to the 9-ft ceilings, and stainless steel appliances including an induction stove, a built-in Miele espresso machine, and a beverage fridge. A walk-through pantry connects to a mudroom with built-in storage and a convenient 2-pc powder room. Upstairs, a vaulted bonus room offers a great spot to unwind, while the vaulted primary retreat features a walk-in closet and a spa-inspired 5-pc ensuite with a stand-alone soaker tub, double granite vanities, an oversized glass shower with dual shower heads and a rain shower, and a private water closet. Two additional bedrooms, a 4-pc bathroom with granite counters, and a well-placed upper-floor laundry room complete the level. The full unfinished basement offers 9-ft ceilings, large windows, and a bathroom rough-in — a blank canvas ready for future development. Further highlights include central air conditioning, central vacuum, newer carpet, a newer hot water tank, and Gemstone permanent exterior lighting. Outside, enjoy a fully fenced backyard with a raised composite deck, exposed aggregate patio, and paved lane access. The oversized, insulated and heated double attached garage

offers parking for two, plus an extra-wide aggregate driveway. All of this just steps from schools, shopping, parks, playgrounds, and the scenic pathways Coopers Crossing is known for — with quick access to the QEII Highway for an easy commute to Calgary. A move-in-ready home in an unbeatable location.