



GRASSROOTS
REALTY GROUP

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915 Coopers Drive SW
Airdrie, Alberta

MLS # A2330878



\$817,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,174 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: TV mounts in the primary bedroom and the basement. Awning on the back deck and roll up blind on the front porch.

Looking for the one home in Airdrie that truly checks every box? Welcome to 915 Coopers Drive SW—an immaculately maintained walkout family home backing onto a park where homes rarely come on the market. From exceptional curb appeal to beautifully designed living spaces and an unbeatable location, this is the home you've been waiting for. From the moment you arrive, this home makes a lasting impression. A charming covered front porch provides the perfect spot to enjoy your morning coffee, or for relaxing in the evening while the extra-wide exposed aggregate driveway offers ample parking for guests. Step inside and you'll immediately appreciate the warm hardwood flooring, abundant natural light, and thoughtfully designed open layout. Oversized windows fill the home with sunshine, creating a bright and inviting atmosphere throughout. At the heart of the home is a beautifully appointed chef's kitchen featuring granite countertops, a large central island, a dual fuel range, and plenty of workspace for preparing meals and entertaining. Whether you're hosting friends or enjoying everyday family life, this space was designed to bring people together. The kitchen flows into the spacious living room, where large windows frame views of your private, fully landscaped backyard. Step outside onto the generous deck complete with an awning and gas hookup, perfect for year-round barbecues and outdoor entertaining. Backing directly onto a peaceful park, you'll enjoy added privacy along with easy access to walking trails, playgrounds, and green space. Also on the main floor is a formal dining room that could also be used as a home office as well as a dining room or breakfast nook adjacent to the kitchen. Upstairs, there are hardwood floors throughout. The spacious primary bedroom offers the perfect place to unwind, complete with a large closet, and a

luxurious ensuite featuring a relaxing soaker tub, and a separate shower. Two additional generously sized bedrooms and a well-appointed full bathroom provide plenty of space for the whole family. The convenient main floor laundry room includes a deep utility sink and abundant storage, making everyday living even more functional. The fully developed walkout basement expands your living space with two additional bedrooms, a large family room featuring a cozy fireplace, a full bathroom, and a spacious storage room. In-floor heating, along with a newer furnace and hot water tank, ensures year-round comfort and efficiency. The large, double-attached garage has room for two vehicles and offers excellent storage solutions, adding even more practicality to this exceptional home. There is an irrigation system for keeping the grass and plants looking good all summer long. Extremely well maintained and thoughtfully designed throughout, this home truly offers the perfect combination of style, comfort, and functionality. All of this is located in the award-winning community of Coopers Crossing.