



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

42 Cooperstown Court SW
Airdrie, Alberta

MLS # A2338061



\$1,250,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,294 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped		

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

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Mini Fridge, Water Filtration System, Exterior Gemstone Lights.

WELCOME HOME to a custom built 5-Bedroom masterpiece in the prestigious Estate Community of Coopers Crossing, Airdrie's premier boutique-style neighbourhood. Nestled in an exclusive cul-de-sac of just 27 executive homes surrounding a central park, this property isn't just a home—it's a lifestyle designed for families who value togetherness while embracing independence. From the outside, the home's curb appeal is undeniable, highlighted by its rare rear-attached oversized Double Garage. But it's what's above that garage that truly sets this home apart: a SECOND PRIMARY LIVING SPACE with over 550 Sq feet. More than just an addition, this studio-style retreat is a world of its own. Imagine a teenager ready for more independence, an aging parent who craves comfort and privacy, or a guest who deserves something extra special. With enough room for a king bed, desk, and couch, plus its own 3-piece bathroom, walk-in closet, and charming dinette, it offers the perfect blend of connection and autonomy. It's not self-contained—it's still part of the home—but it feels like its own sanctuary. Back in the heart of the house, the gourmet Kitchen steals the spotlight. With sleek quartz countertops, an induction cooktop, double wall ovens, built-in fridge, and custom cabinetry, this is where family meals turn into memories. The unique built-in dining table invites everyone to gather, while the spacious living room—with its fireplace, built-ins, and access to a fully enclosed deck—becomes the setting for late-night talks and weekend movie marathons. Upstairs, the main wing continues the story of family living, with three generous bedrooms and a primary suite that's nothing short of a retreat. A 7-piece ensuite pampers with a freestanding soaker tub, dual

vanities, an O/S glass-enclosed shower, and even an outdoor shower—luxury with a dash of adventure. The fully finished basement extends the possibilities: a large recreation room for games and laughter, another bedroom and bath for visitors, and a workout room that could just as easily become a sixth bedroom if needed. Every corner of this home has been crafted with flexibility in mind, ready to grow and change with your family. Step outside to the west-facing backyard and you’ll find a private oasis framed by mature trees. There is a fantastic fenced dog run with perfect turf grass and a dedicated BBQ area just outside the side door. Whether it’s roasting marshmallows around the fire pit, hosting summer barbecues, or simply soaking in the evening sun, this space was made for connection. Set in Coopers Crossing—renowned for its lush parks, scenic pathways, highly regarded school, and boutique-style Promenade—where luxury and community meet. 42 Cooperstown Court isn’t just a house. It’s a home built for generations—where grandparents can stay close, teenagers can have their independence, and everyone can find their own space while still being together. Book your private showing before it’s too late!