



**GRASSROOTS**  
REALTY GROUP

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**115 Coopers Hill SW**  
**Airdrie, Alberta**

**MLS # A2343677**



**\$749,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coopers Crossing                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,412 sq.ft.                                                            | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway                                        |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap |               |                   |

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

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to 115 Coopers Hill SW, a beautifully appointed 4-bedroom, 3.5-bathroom home ideally located on a quiet cul-de-sac in the highly sought-after community of Coopers Crossing. Offering over 3,300 sq. ft. of developed living space, this spacious two-storey home combines thoughtful design, impressive upgrades and exceptional functionality. The main floor features an inviting open-concept layout with hardwood flooring, a gas fireplace and a well-appointed kitchen complete with granite countertops, a large island, raised breakfast bar, abundant cabinetry and a convenient walkthrough pantry. The kitchen opens directly to the upper deck, complete with a gas BBQ hookup and outdoor speakers—perfect for entertaining or enjoying summer evenings. Upstairs, the bright bonus room is a true standout, featuring dramatic double-vaulted ceilings and two large skylights that fill the space with natural light. Three spacious bedrooms include a generous primary retreat with a walk-in closet and luxurious 5-piece ensuite featuring dual sinks, granite counters, a deep tub and a large glass-enclosed shower. The fully finished walkout basement adds even more versatility with a large recreation room, 4th bedroom, & full bathroom. French doors lead to the lower patio and beautifully landscaped backyard, complete with mature trees, garden space, low-maintenance turf and a great storage shed. Extensively equipped for year-round comfort, the home features two furnaces, central air conditioning, zoned climate control, built-in speakers, central vacuum and custom built-ins. Recent improvements include high-quality Soprema® blown-in cellulose insulation added in April 2026, bringing the attic insulation to approximately R-50, as well as permanent LED exterior lighting installed in April 2026 and a new HWT (2023). Set on a quiet cul-de-sac in the heart of Coopers

Crossing, this home offers an exceptional combination of space, functionality and thoughtful upgrades, with parks, schools, pathways and everyday amenities just minutes away.