

# \$465,000 - 105, 100 Coopers Common Sw, Airdrie

MLS® #A2246251

**\$465,000**

3 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.06 Acres

Coopers Crossing, Airdrie, Alberta

\*\*\*OPEN HOUSE, Sunday, August 24, 12:00-4:00PM\*\*\* Surrounded by a beautiful pond with a promenade, parks, pathways, and top-rated schools, this elegant END UNIT in Prestigious Award Winning Coopers Crossing blends a spacious, functional open layout with the ease of Low-Maintenance Living! Offering over 2,500 sq ft of developed space, this dream home includes an insulated and drywalled double attached garage, a west-facing backyard retreat (without the yard work!) and a modern and sophisticated design with numerous recent upgrades. Brand new Wide plank hickory hardwood floors, new carpet, freshly painted throughout - and beautiful designer lighting set a warm, stylish tone throughout. The living room invites you to relax and connect, with oversized windows framing backyard views and a Gas Fireplace adding a cozy focal point for both quiet nights and lively gatherings. Culinary adventures await in the chef's kitchen, designed for both beauty and practicality, featuring Granite Countertops, crisp white & grey two-toned cabinetry, a brand new gas stove, and all newer high-end stainless steel appliances, and a large island with breakfast bar seating for casual meals and gatherings. Adjacently, the dining area, accented by designer lighting, opens onto the west-facing deck encouraging seamless indoor/outdoor living, perfect for summer barbeques (gas line hook-up) or evenings unwinding. Upstairs, the primary bedroom is a serene retreat with a generously



sized 4-piece ensuite and walk-in closet. Two additional bedrooms share a stylish full bathroom, while the conveniently located upper-level laundry keeps daily tasks efficient. The fully finished basement expands the possibilities with a sprawling rec and family room combination, ideal for media, games, a home gym or play space, or an additional 4th bedroom - along with a handy powder room for ultimate convenience. Outside, enjoy a manicured, tree-lined greenbelt just beyond your deck, offering an open, natural backdrop without any of the upkeep – a true year-round “lock & leave”. Within walking distance to Coopers Crossing School (K-5) and St. Veronica School (K-8), and minutes from shopping, dining, and commuter routes, this home delivers comfort, style and a highly walkable, connected Airdrie lifestyle!

Built in 2005

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2246251      |
| Price          | \$465,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,474         |
| Acres          | 0.06          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 105, 100 Coopers Common Sw |
| Subdivision | Coopers Crossing           |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T3B 3C7 |

### **Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking               |
| Parking Spaces | 4                                           |
| Parking        | Double Garage Attached, Driveway, Insulated |
| # of Garages   | 2                                           |

### **Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                          |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line                            |
| Lot Description   | Back Yard, Landscaped, Lawn, Many Trees |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 17               |
| Zoning         | R2-T             |
| HOA Fees       | 60               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

Listing Office

URBAN-REALTY.ca

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