

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

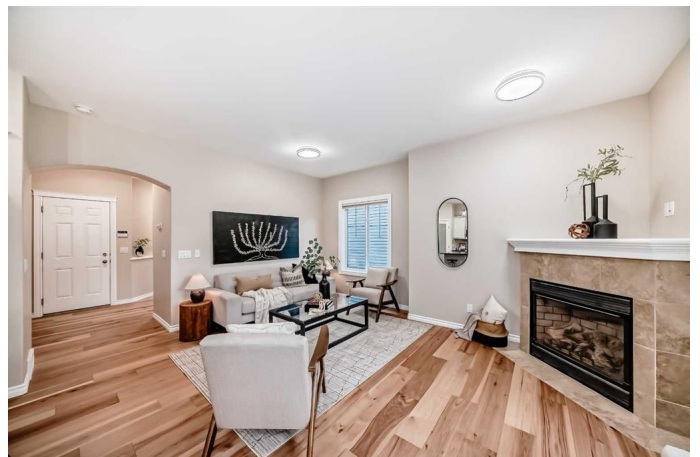
MLS® #A2246251

**\$465,000**

3 Bedroom, 4.00 Bathroom, 1,474 sqft  
Residential on 0.06 Acres

Coopers Crossing, Airdrie, Alberta

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 upgraded carpet, freshly painted throughout - and beautiful designer lighting set a warm, stylish tone throughout. The living room invites you to relax and connect, with inwall TV mount framing, 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 barbecues (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 Sound Proofed and Insulated 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 a 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, Open Floorplan, Pantry, Storage, Low Flow Plumbing Fixtures, Soaking Tub
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	35
Zoning	R2-T
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

URBAN-REALTY.ca

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