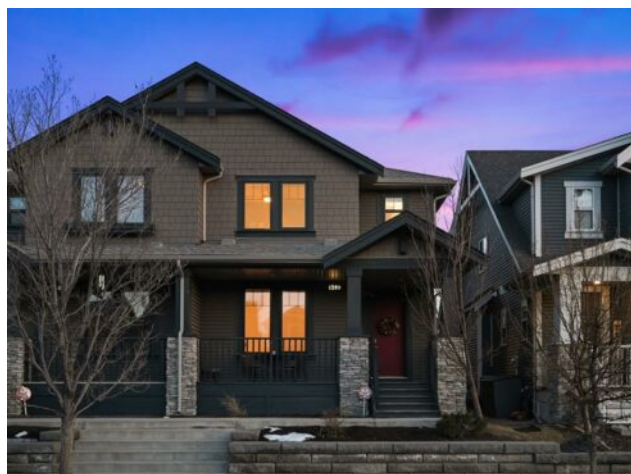


1289 Coopers Drive SW
Airdrie, Alberta

MLS # A2213078



\$610,000

Division:	Coopers Crossing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,762 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSES on both Sat April 26th 2:00-4:00 & Sun April 27th 2:00-4:00. Tucked into one of the most walkable pockets of Coopers Crossing, just steps from the shops, restaurants, and everyday conveniences of Coopers Town Promenade, this stylish semi-detached home offers over 2,500 sqft of developed living space. The main level features hardwood floors, granite countertops, stainless steel appliances, and a functional layout including a dedicated home office. Step outside to your private sun-soaked, south-facing backyard featuring low maintenance landscaping with an oversized deck and a convenient dog run. A spacious double detached garage provides plenty of room for multiple vehicles and storage. As a bonus, enjoy year-round comfort with central air conditioning throughout the home. Upstairs, you'll discover three spacious bedrooms, including the primary retreat, which boasts a walk-in closet and a luxurious 5-piece ensuite. For added convenience, upstairs laundry is just steps away. Each of the secondary bedrooms features its own generously sized closet, while the thoughtfully designed 4-piece bathroom provides comfort and convenience for guests or family. The fully developed basement adds a 4th bedroom, another full bath, and a flexible living space — ideal for a media room, home gym, or playroom. This location is second to none with three schools, multiple parks, grocery stores, and more all within walking distance. Whether you're raising a family or simply enjoy living in the heart of a vibrant community, this home offers the lifestyle you've been looking for. Don't miss your chance to make it yours—schedule your showing today!