

# \$675,000 - 434 Coopers Drive Sw, Airdrie

MLS® #A2201141

**\$675,000**

3 Bedroom, 3.00 Bathroom, 2,005 sqft

Residential on 0.11 Acres

Morningside, Airdrie, Alberta

Welcome to 434 Coopers Drive SW, a meticulously upgraded residence in the esteemed community of Coopers Crossing. This move-in-ready gem boasts brand-new 7mm laminated flooring, sophisticated stone countertops, and a contemporary kitchen equipped with new appliances and a spacious pantry. The grand front entrance ushers you into a cozy living room, where a charming fireplace creates a warm and inviting atmosphere for family gatherings. The master suite is a true retreat, featuring a generous closet and a lavish 5-piece en-suite. Each additional bedroom is thoughtfully designed with its own closet, ensuring ample storage for the whole family. A versatile bonus room with a privacy door offers flexible usage as an extra bedroom, office, or playroom. The home is illuminated by energy-efficient Gino Solar windows, enhancing both comfort and natural light. The expansive basement holds exciting potential for future development, with room for two additional bedrooms and the possibility to add a separate entrance with a paved sidewalk in the future. Conveniently located just steps from Cooper's Crossing School (K-5), this home is also close to major roads such as Yankee Valley Boulevard and 8th Street SW, providing seamless access to shopping, dining, and recreational parks. With quick connections to Stoney Trail and Highway 2, commuting is both effortless and efficient. Priced to sell, this freshly painted and elegantly refined home offers exceptional



value and a warm welcome in one of Calgary's most family-oriented neighborhoods.

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201141    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,005       |
| Acres          | 0.11        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 434 Coopers Drive Sw |
| Subdivision | Morningside          |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B0C8               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 4                                |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Freezer, Refrigerator, Washer/Dryer, Gas Water Heater                                  |
| Heating           | Forced Air, Natural Gas                                                                                            |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | None, Unfinished |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, Front Yard           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 99               |
| Zoning         | DC-13-A          |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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