

# \$1,199,000 - 154 Coopersfield Way Sw, Airdrie

MLS® #A2212303

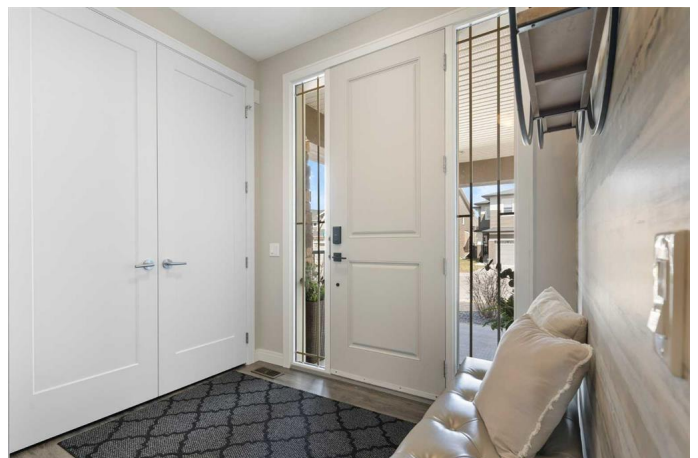
**\$1,199,000**

5 Bedroom, 4.00 Bathroom, 2,905 sqft

Residential on 0.12 Acres

Coopers Crossing, Airdrie, Alberta

Hello, Gorgeous! Welcome to 154 Coopersfield Way SW in Airdrie, a stunning 5-bedroom, 3.5-bathroom home offering over 4,000 sq ft of beautifully finished living space, including a fully developed basement. Located on a premium corner lot in the award-winning community of Cooper's Crossing, this home features a professionally landscaped south-facing backyard with permanent Gemstone lighting, a composite deck with built-in BBQ, fire pit area, underground sprinklers, and a storage shed. Inside, the home boasts a bright, open-concept layout with 22'™ ceilings, a double-sided gas fireplace, and oversized windows that flood the space with natural light. The chef's™ kitchen includes a gas cooktop, wall oven, walk-through pantry, ceiling-height cabinetry, and a large island ideal for entertaining. The main floor also features a private office with a barn door, spacious mudroom with 4 built-in lockers, and an additional walk-in closet. Upstairs offers 4 bedrooms, a large bonus room, and a fully equipped laundry room with cabinets, counters, and sink. The primary suite includes a king-sized layout, spa-like ensuite with double sinks, air jet tub, tiled shower, and a large walk-in closet. The basement is builder-finished and offers a fifth bedroom, full bathroom, home gym, games area with pool table, living area, and thoughtful storage solutions throughout. Additional features include central air conditioning, a zoned furnace system for personalized comfort, water



softener, and a heated double attached garage (25'6" x 20'1"). Within walking distance to schools, playgrounds, and pathways, this home blends luxury and function in one of Airdrie's most desirable neighbourhoods.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212303    |
| Price          | \$1,199,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,905       |
| Acres          | 0.12        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 154 Coopersfield Way Sw |
| Subdivision | Coopers Crossing        |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 3Y5                 |

**Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Other                                                                          |
| Parking Spaces | 2                                                                              |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Oversized |
| # of Garages   | 2                                                                              |

**Interior**

|                   |                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator                                                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                   |
| Fireplaces        | Double Sided, Gas, Mantle, Stone                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                                                                      |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage                |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding       |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 5                |
| Zoning         | R1-U             |
| HOA Fees       | 71               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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