

# \$1,100,000 - 352 Coopersfield Rise Sw, Airdrie

MLS® #A2250106

**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.11 Acres

Coopers Crossing, Airdrie, Alberta

Hello GORGEOUS! This 2023 energy-efficient bungalow with air-conditioning is timeless. Located in the prestigious neighborhood of Coopers Crossing in SW Airdrie, the renowned quality of McKee Homes is unmistakable. The area offers schools, restaurants, shopping, bike trails, and green spaces. Notably, it provides a safe place to raise a family or enjoy retirement. A high level of value is evident in this custom-built home with its tasteful upgrades, abundant storage, and low-maintenance yard.

Ten-foot ceilings welcome you along with luxurious LVP flooring throughout the main floor. The chef's kitchen is complete with quality KitchenAid appliances, quartz counters, and a spacious adjoining butler's pantry with a second BLANCO sink, bar fridge, microwave, and extra cabinets. Black trim windows and light fixtures present an understated elegance.

The fully developed lower level flaunts nine-foot ceilings and four bright privacy glass windows. It offers two bedrooms with massive closets, a spacious rec room, full bathroom, an oversized storage area, central vac, and two furnaces.

The roomy double garage has excessive storage and a paint-free door. Professionally fenced and landscaped, the yard is a breeze to maintain. A large deck with privacy panels provides extra entertaining space.

No detail has been missed in this like-new home that could soon be yours.



Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250106    |
| Price          | \$1,100,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,512       |
| Acres          | 0.11        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 352 Coopersfield Rise Sw |
| Community   | Coopers Crossing         |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 4K7                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Central Vacuum, Double Vanity, Pantry, Quartz Counters, Recessed Lighting |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Oven, Electric Cooktop, Washer               |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                     |

|                 |                            |
|-----------------|----------------------------|
| Fireplace       | Yes                        |
| # of Fireplaces | 2                          |
| Fireplaces      | Basement, Great Room, Elec |
| Has Basement    | Yes                        |
| Basement        | Full                       |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line, Private Yard          |
| Lot Description   | Back Yard, Front Yard, Lands        |
| Roof              | Asphalt Shingle                     |
| Construction      | Shingle Siding, Stone, Vinyl Siding |
| Foundation        | Poured Concrete                     |



### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 10                 |
| Zoning         | R1-U               |
| HOA Fees       | 71                 |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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