

# **\$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	64
Zoning	DC-13-A

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.