

# \$1,088,000 - 1512 Coopers Point Sw, Airdrie

MLS® #A2197259

**\$1,088,000**

4 Bedroom, 4.00 Bathroom, 2,456 sqft  
Residential on 0.13 Acres

Coopers Crossing, Airdrie, Alberta

Unique opportunity to own a brand-new home in a very quiet Cul-de-Sac of Coopers Point! This NEW, Never Occupied property in the prestigious community of Coopers Crossing is custom-built by Harder Homes Ltd, a 2019, 2020 & 2021 BUILD Award Winner.

This beautiful 2 storey spacious home has 3,329 Sq.Ft. of developed space, \$80K in high end upgrades, 4 bedrooms in total and a tandem

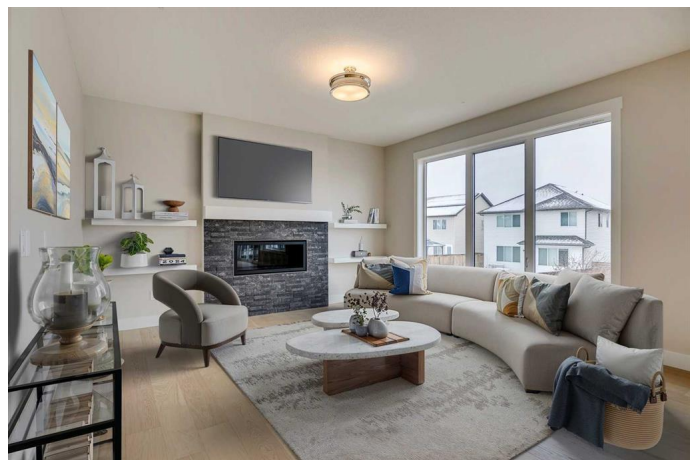
oversized garage where you can park 3 cars. Open concept main floor plan has an inviting huge foyer boasting into a big living/family room

with a linear fireplace surrounded by stone, mantel & floating shelves on each side, custom kitchen, huge center island, high-end S/S

appliances with modern fridge/freezer, built-in microwave, gas range, custom wood chimney for the range hood, spacious dining area & a great size office room. The upper level offers a spacious primary bedroom retreat with deluxe 5pc en-suite, dual sink, make-up desk, tub, separate tiled shower with seating bench & a large walk-in closet, 2 more bedrooms with closets, 2nd 5pc bathroom with double sinks & a

separate tub/shower enclosure, a large bonus room and a big laundry room with lower + upper cabinets, sink, quartz countertops and a rod

to hang your favorite clothes. Fully developed



basement with 874 Sq.Ft. has humongous recreational/media area room, wet bar, great size

4th bedroom, full 4pc bathroom & a big mechanical/storage room. Property has features like: white kitchen cabinets up to the ceiling with

oversized island, premium quartz all through the house, accent ceiling details above the dining area, wainscoting in the office, custom built-in

closets all throughout, 9' ceilings on the main floor & basement, 8' doors on the main floor, upgraded lighting package, humongous double

tandem garage, unique outside elevation and color scheme, sloped roof lines & more. The property is located within walking distance to Coopers Plaza Promenade, Coopers Crossing green space trails, parks, schools & a lot more. Call to book your private viewing today!

Built in 2023

### Essential Information

MLS® #	A2197259
Price	\$1,088,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,456
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address 1512 Coopers Point Sw

Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4K6

### **Amenities**

Amenities	Other
Utilities	Sewer Connected, Water Connected, Cable Available, Electricity Available, Natural Gas Available, Phone Available, See Remarks, Water Available
Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Oversized, See Remarks, Tandem
# of Garages	3

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Wet Bar, No Animal Home, See Remarks, Storage
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Humidifier, See Remarks
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, See Remarks, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Private, See Remarks, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	60

Zoning	R1-U
HOA Fees	90
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Masters

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