

# \$870,000 - 349 Coopersfield Rise Sw, Airdrie

MLS® #A2196216

**\$870,000**

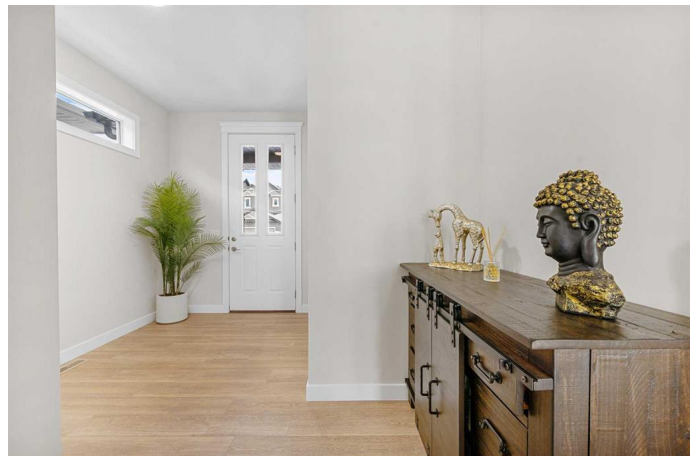
3 Bedroom, 4.00 Bathroom, 2,604 sqft  
Residential on 0.10 Acres

Coopers Crossing, Airdrie, Alberta

Don't miss out on the chance to own a stunning home in the highly sought-after Cooperâ€™s Crossing community, nestled in the heart of nature with over 44 acres of lush parkland, greenspaces, and scenic trails, including Willow Pond, Central Pond, and the picturesque Cooperâ€™s Town Promenade. With six well-established schools just moments away, this vibrant neighborhood is the perfect place to thrive, whether youâ€™re starting a family or looking for a peaceful retreat.

Step inside to the expansive, open-concept main floor, where soaring 9-foot ceilings and a flexible den/office space (which can easily double as a bedroom thanks to the 3-piece washroom) welcome you. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, full-height cabinetry, and a large central island. Premium stainless-steel appliances, including a gas cooktop, built-in microwave, wall oven, refrigerator with ice and water dispenser, and a built-in dishwasher, ensure both style and functionality. A Butlerâ€™s pantry with an extra sink offers even more storage options.

The generously sized dining area flows effortlessly into the cozy living room, where a gas fireplace creates a warm and inviting ambiance. And when youâ€™re ready to enjoy the outdoors, step outside to a spacious house-width deck and a fully fenced backyardâ€”a private oasis perfect for



entertaining or relaxing.

The upper floor features a rare and practical design, with two master bedrooms, each offering large walk-in closets and their own luxurious ensuite bathrooms—one with a 4-piece and the other with a 5-piece. A bonus area, complete with feature walls and a wall-mounted TV, offers the ideal space to unwind. Upper-floor laundry adds convenience, while an additional bedroom and a third 5-piece bathroom further elevate this level. Basement is unfinished and awaiting for your ideas.

With all these exceptional features, this home is perfectly suited for multi-generational living or families with adult children. It's a rare opportunity you won't want to miss!

Built in 2023

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196216    |
| Price          | \$870,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,604       |
| Acres          | 0.10        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 349 Coopersfield Rise Sw |
| Subdivision | Coopers Crossing         |
| City        | Airdrie                  |

|             |         |
|-------------|---------|
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 4K7 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None, Park             |
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer   |
| Heating           | High Efficiency, Humidity Control   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                  |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame, Mixed                        |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 44                  |
| Zoning         | R1                  |
| HOA Fees       | 71                  |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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