

# \$749,900 - 2604 Coopers Circle Sw, Airdrie

MLS® #A2248739

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,553 sqft  
Residential on 0.14 Acres

Coopers Crossing, Airdrie, Alberta

Rare opportunity in Cooper's Crossing! This beautifully maintained and fully developed bungalow offers over 3,000 sq ft of finished living space on a landscaped and fenced lot in one of Airdrie's most sought-after communities. The open-concept main floor features vaulted ceilings, a spacious kitchen with dining area, pantry and island, formal dining area, cozy great room with gas fireplace, a huge primary bedroom with 5 pc ensuite complete with separate shower and soaker tub and walk-in closet. Also on the main floor are these key features - office, 2pc powder room, the convenience of main floor laundry and walkout access to the oversized deck (freshly painted) - perfect for entertaining! The fully finished basement adds two large bedrooms, a 4 pc bath with electric in floor heating and soaker tub, and a massive recreation room, ideal for movie nights or gatherings. Plenty of storage on the lower level. The oversized heated garage with hot/cold taps, an extra fridge/freezer and extended driveway provide ample parking and storage. Cooper's Crossing is one of Airdrie's most prestigious and award-winning communities, known for its beautifully landscaped streets, extensive pathway system, and family-friendly atmosphere. Residents enjoy close proximity to top-rated schools, parks, ponds, playgrounds, and convenient access to shopping, dining, and major commuter routes. This home shows 10/10 - a rare bungalow in



Cooper's Crossing that won't last long!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248739    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,553       |
| Acres          | 0.14        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2604 Coopers Circle Sw |
| Subdivision | Coopers Crossing       |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 3K2                |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Other                                                                           |
| Parking Spaces | 6                                                                               |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized |
| # of Garages   | 2                                                                               |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Stove(s), Washer, Water Softener, Window           |

|                 |                           |
|-----------------|---------------------------|
|                 | Coverings                 |
| Heating         | Forced Air                |
| Cooling         | Central Air               |
| Fireplace       | Yes                       |
| # of Fireplaces | 2                         |
| Fireplaces      | Basement, Gas, Great Room |
| Has Basement    | Yes                       |
| Basement        | Finished, Full            |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line, Other                              |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 10                |
| Zoning         | R1                |
| HOA Fees       | 71                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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