

# \$765,000 - 37 Coopers Close Sw, Airdrie

MLS® #A2253962

**\$765,000**

5 Bedroom, 4.00 Bathroom, 2,201 sqft

Residential on 0.11 Acres

Coopers Crossing, Airdrie, Alberta

Welcome to this beautifully updated executive home with over 3000 sq ft of developed living space that has a SUNNY SOUTH backing yard with mature trees that BACKS ONTO GREEN SPACE in the heart of Airdrie's Top Community of COOPERS CROSSING. The main level layout is outstanding with a large granite island/granite countertops, tons of cupboard space, updated subway tile backsplash, high quality stainless steel appliances (Bosch fridge, LG stove, Faber hood fan), Miele dishwasher, large walk through pantry, pot lights, modern hexagon tiled gas fireplace feature, built in ceiling speakers/sound system, 9 ft ceilings, a funky updated half bath and a sunny OPEN CONCEPT layout with luxury vinyl plank flooring that seamlessly connects the living room to the kitchen and the large dining room. Step out back into the well manicured sunny south facing fully irrigated backyard that backs onto green space to enjoy the composite deck with outdoor speakers (connected to the internal sound system), a retractable awning to beat the heat and mature trees that offer ultimate privacy. The upper level greets you with the large upstairs bonus room that rocks a soaring 10 ft ceiling, hardwood flooring and a perfectly installed built-in feature with tons of storage that sets this bonus room apart from others. Down the hall the large primary bedroom retreat hosts TWO his & her walk-in closets, more built-in speakers and a recently updated 4 piece ensuite bathroom with bright



& light modern tile work including a fully tiled shower, a new quartz vanity and a deep soaker jet tub. The spacious 2nd and 3rd bedrooms upstairs are conveniently located next to the 2nd full bathroom that has also been upgraded with new tile flooring and shower subway tile. The fully developed basement has a large family room with more built-ins, a den and another gas fireplace that is perfect for family movie nights or as an exercise space. While adjacent is another full bathroom (with heated floors) and the 4th and 5th bedrooms (5th Bedroom currently being used as an office). Don't lift a finger as this well designed home is move-in ready with an amazing location and quality finishes/updates that must be viewed to fully appreciate.

Built in 2002

### **Essential Information**

MLS® #	A2253962
Price	\$765,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,201
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	37 Coopers Close Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 2X1

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Awning(s), BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Zoning	R1
HOA Fees	94
HOA Fees Freq.	ANN

### Listing Details

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