

# \$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      | Phone Available, Cable Available, Electricity Available, Natural Gas Available, See Remarks, Sewer Connected, Water Available, Water Connected |
| 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 Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Wet Bar, See Remarks |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Humidifier, See Remarks                                                            |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                             |
| Cooling           | None                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room, Stone, Mantle, See Remarks                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                    |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                         |
| Lot Description   | Back Yard, Cul-De-Sac, Private, See Remarks            |
| 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 | 51                  |

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

**Listing Details**

Listing Office            Century 21 Masters

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.