

# \$465,000 - 105, 100 Coopers Common Sw, Airdrie

MLS® #A2246251

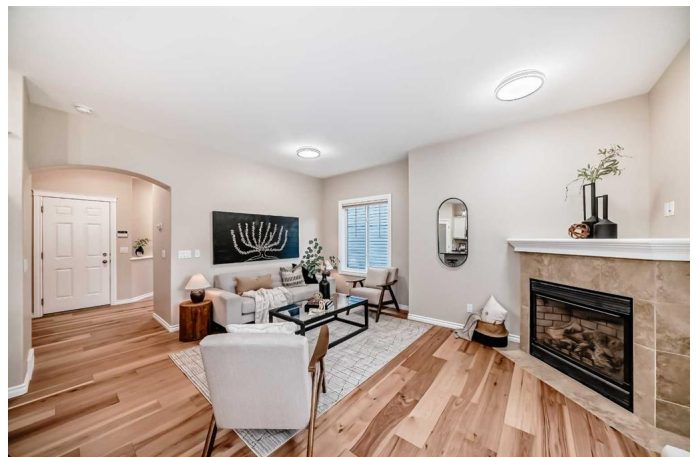
**\$465,000**

3 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.06 Acres

Coopers Crossing, Airdrie, Alberta

Surrounded by a beautiful pond with a promenade, parks, pathways, and top-rated schools, this elegant END UNIT in Prestigious Award Winning Coopers Crossing blends a spacious, functional open layout with the ease of Low-Maintenance Living! Offering over 2,500 sq ft of developed space, this dream home includes an insulated and drywalled double attached garage, a west-facing backyard retreat (without the yard work!) and a modern and sophisticated design with numerous recent upgrades. Brand new Wide plank hickory hardwood floors, new carpet, freshly painted throughout - and beautiful designer lighting set a warm, stylish tone throughout. The living room invites you to relax and connect, with oversized windows framing backyard views and a Gas Fireplace adding a cozy focal point for both quiet nights and lively gatherings. Culinary adventures await in the chef's kitchen, designed for both beauty and practicality, featuring Granite Countertops, crisp white & grey two-toned cabinetry, a brand new gas stove, and all newer high-end stainless steel appliances, and a large island with breakfast bar seating for casual meals and gatherings. Adjacently, the dining area, accented by designer lighting, opens onto the west-facing deck encouraging seamless indoor/outdoor living, perfect for summer barbeques (gas line hook-up) or evenings unwinding. Upstairs, the primary bedroom is a serene retreat with a generously sized 4-piece ensuite and walk-in closet. Two additional



bedrooms share a stylish full bathroom, while the conveniently located upper-level laundry keeps daily tasks efficient. The fully finished basement expands the possibilities with a sprawling rec and family room combination, ideal for media, games, a home gym or play space, or an additional a 4th bedroom - along with a handy powder room for ultimate convenience. Outside, enjoy a manicured, tree-lined greenbelt just beyond your deck, offering an open, natural backdrop without any of the upkeep “ a true year-round “lock & leave”. Within walking distance to Coopers Crossing School (K“5) and St. Veronica School (K“8), and minutes from shopping, dining, and commuter routes, this home delivers comfort, style and a highly walkable, connected Airdrie lifestyle!

Built in 2005

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2246251      |
| Price          | \$465,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,474         |
| Acres          | 0.06          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 105, 100 Coopers Common Sw |
| Subdivision | Coopers Crossing           |
| City        | Airdrie                    |

|             |         |
|-------------|---------|
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T3B 3C7 |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking               |
| Parking Spaces | 4                                           |
| Parking        | Double Garage Attached, Driveway, Insulated |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                          |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line                            |
| Lot Description   | Back Yard, Landscaped, Lawn, Many Trees |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 9                |
| Zoning         | R2-T             |
| HOA Fees       | 60               |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.