

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

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                         |
| Lot Description   | Back Yard, Private, See Remarks, Cul-De-Sac            |
| 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 | 61                  |

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

**Listing Details**

Listing Office            Century 21 Masters

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