

# \$1,370,000 - 42 Cooperstown Court Sw, Airdrie

MLS® #A2223250

**\$1,370,000**

4 Bedroom, 4.00 Bathroom, 3,294 sqft

Residential on 0.17 Acres

Coopers Crossing, Airdrie, Alberta

Welcome to 42 Cooperstown Court, a stunning custom-built home nestled in the prestigious Estate Community of Coopers Crossingâ€™ Airdrieâ€™s premier, boutique-style neighbourhood. This exclusive cul-de-sac features just 27 executive homes surrounding a beautifully maintained central park, creating a quiet and family-friendly environment where children can safely play, ride their bikes, and enjoy the outdoors year-round.

This luxurious property offers incredible curb appeal and a rare rear-attached garage with a spacious nanny or in-law suite aboveâ€™perfect for multi-generational living or guests. Thoughtfully designed with high-end finishes throughout, the heart of the home is the gourmet chefâ€™s kitchen, showcasing a sleek induction cooktop, double wall ovens, built-in fridge, walk-in pantry, and custom cabinetry with quartz countertops. A unique built-in table provides the perfect space for family meals and entertaining.

The expansive living room features elegant built-ins, a cozy fireplace, and direct access to the fully enclosed deckâ€™ideal for relaxing summer evenings or quiet mornings. The main floor also offers a formal dining area, a generous home office, an oversized laundry room with laundry chute, and ample storage throughout.



Head upstairs through one of two staircases—one leading to the beautifully appointed in-law suite above the garage, complete with its own dinette area, full bathroom, and enough space for a bed, couch, and workspace. The main staircase leads to three large bedrooms, including an impressive primary suite with a luxurious 7-piece ensuite featuring a glass-enclosed shower, freestanding soaker tub, dual vanities, and a one-of-a-kind outdoor shower—a true retreat unique to Airdrie.

The fully developed basement adds even more living space, including a spacious recreation room, an additional bedroom, full bathroom, and a dedicated workout room that can easily serve as a sixth bedroom. Additional storage and convenient basement access to the rear living area completes this level.

Outside, the west-facing backyard is a private oasis with mature trees, a fire pit area, and plenty of space to entertain or unwind. The oversized garage and additional parking pad provide ample room for multiple vehicles.

Located in Airdrie's most sought-after community, Coopers Crossing is celebrated for its scenic walking paths, lush green spaces, exceptional school, and the Coopers Promenade—home to boutique shops and amenities. This is more than just a home—it's a lifestyle. Don't miss your chance to live in a one-of-a-kind property in an unparalleled location. Schedule your private showing today.

Built in 2014

## **Essential Information**

MLS® #

A2223250

Price	\$1,370,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,294
Acres	0.17
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	42 Cooperstown Court Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2C5

### Amenities

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

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows
Appliances	Bar Fridge, Built-In Refrigerator, Induction Cooktop, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings, Double Oven, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full, Partially Finished

**Exterior**

Exterior Features      Private Yard, Outdoor Shower  
Lot Description        Back Lane, Back Yard, Dog Run Fenced In, Front Yard, See Remarks  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 30th, 2025  
Days on Market        5  
Zoning                    R1  
HOA Fees                80  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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