

# \$599,900 - 262 Cooperswood Green Sw, Airdrie

MLS® #A2226450

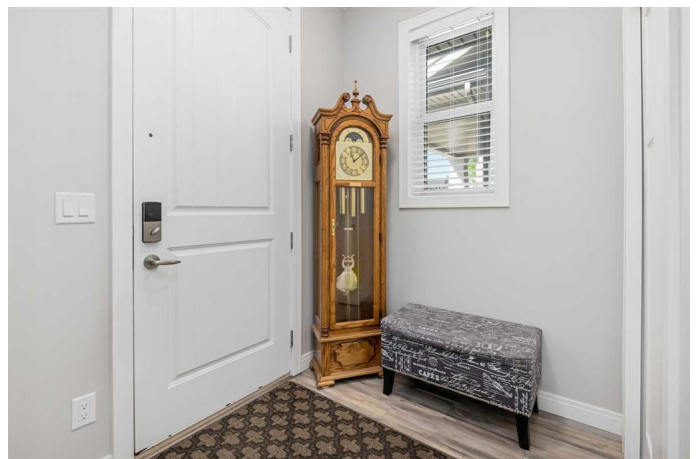
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.06 Acres

Coopers Crossing, Airdrie, Alberta

An amazing opportunity has just hit the market in the award-winning community of Cooperâ€™s Crossing! This immaculate executive 2-storey half duplex is nestled on a quiet, cozy street close to parks, top-rated schools, and shoppingâ€™truly the perfect location. Offering nearly 1,800 SF of beautifully developed living space, this home stuns from the moment you step inside. The main floor boasts a bright open-concept layout with a spacious front office, a welcoming family room with a beautiful gas fireplace, and a gourmet kitchen featuring premium-height cabinetry, gleaming granite countertops, stainless steel appliances, recessed pot lights, a huge island with seating for five, and space for a full dining setâ€™all under soaring 9â€™™ ceilings. A stylish 2-piece powder room completes the main floor. Upstairs, youâ€™™ll find a sizeable (21.5x13.6) dreamy primary suite (bedroom furniture negotiable) with a generous walk-in closet and a spa-inspired 4-piece ensuite with a luxurious soaking tub and stand-alone shower, plus two more bedrooms (one with its own walk-in closet and charming Juliet balcony), a full 4-piece bathroom, and a convenient laundry room (new washer & dryer w/ 3 year warranty). The basement offers a blank canvas for your vision, with a new hot water tank and fresh furnace service already taken care of. Outside, enjoy a low-maintenance backyard oasis with a newly stained deck leading down to a full concrete patioâ€™no grass, no hassleâ€™and a



handy storage shed. To top it off, the oversized double detached garage provides space for multiple vehicles, a workshop, or extra storage. This home has it all—comfort, style, and unbeatable value in one of Airdrie's most desirable neighborhoods. Don't miss out—book your private showing today!

Built in 2015

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2226450               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,792                  |
| Acres          | 0.06                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 262 Cooperswood Green Sw |
| Subdivision | Coopers Crossing         |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 3Y6                  |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 3                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                                                                        |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Stone, Stucco, Wood Frame                                                |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 16             |
| Zoning         | R2             |
| HOA Fees       | 71             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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