

# \$660,000 - 322 Coopers Drive Sw, Airdrie

MLS® #A2192184

**\$660,000**

4 Bedroom, 4.00 Bathroom, 1,940 sqft  
Residential on 0.10 Acres

Morningside, Airdrie, Alberta

Come to Airdrie, Alberta's 5th largest and growing city, to check out this delightful two-storey, 4 bedrooms, 3.5 bath family home smartly laid out over 1,940 sq. ft and with great neighbours as a bonus. Start from the double attached west-facing garage with wide drive for RV access parking and enter via the mudroom or the main entrance. Come into the open concept living room/dining room/kitchen with a combination of tiled and vinyl flooring. Large windows flood this area with an abundance of natural light, but an element of coziness is kept with a corner gas fireplace in the living room. The dining area gives you access to the deck and a fenced backyard with lane access and summertime enjoyment. A well-designed kitchen shows off white cabinets, tiled backsplash, granite countertops and a large island/breakfast bar with double sink. Stainless appliances, a built-in wall oven and microwave, and a gas cooktop along with a convenient corner pantry are a definite draw for the aspiring chef. A 2-pc bath finishes the main level. The second floor is carpeted throughout and features three bedrooms. The primary is your private sanctuary with a walk-in closet and tiled 5-pc ensuite – a luxurious corner soaker tub and double sinks await you. Two additional bedrooms share a 4-pc bath. A bonus room could be utilized as a family room or perhaps a home office. Take note of the amount of natural light on this second level due to the well-placed windows. The basement has been fully and tastefully developed. Fully



carpeted and with 9-foot ceilings it presents with a bedroom, recreation room, tiled laundry room, 4-pc bath and utility room. The location is ideal with access to Yankee Valley Boulevard and the all-important Highway 2 with shopping and restaurants galore. Several schools, both public and Catholic are in close proximity as well as playgrounds and dog parks. This home is in move-in condition with practical touches such as central vac, a Kinetico water softener and water purifier added in. Brand new high efficient furnace. A great family home and just waiting for you to claim it as your own. Call today to arrange a tour!

Built in 2009

### **Essential Information**

MLS® #	A2192184
Price	\$660,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,940
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	322 Coopers Drive Sw
Subdivision	Morningside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0L8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Electric Water Heater, Humidifier, Water Purifier
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Fire Pit, Rain Gutters, Storage, Playground
Lot Description	Back Lane, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 5th, 2025
Days on Market	37
Zoning	DC-13-B

## Listing Details

Listing Office	Comox Realty
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