



# 1313 Coopers Drive Airdrie Alberta

\$640,000

Welcome to this exquisite former showhome, located in the highly desirable community of Coopers Crossing! This beautifully designed semi-detached home offers 4 spacious bedrooms, 3.5 bathrooms, and an open-concept layout that is both luxurious and functional. As you enter, you'll be welcomed by an abundance of natural light and premium finishes throughout. The main level features a bright and inviting living room with large windows, a gourmet kitchen complete with high-end stainless steel appliances, sleek cabinetry, a spacious island, and gorgeous granite countertops—ideal for both meal prep and entertaining. Air conditioning will allow the space to remain the perfect temperature, even in the warm summer months. The spacious floor plan flows effortlessly into the expansive backyard. This large outdoor space is perfect for hosting summer gatherings, relaxing, or creating your own private oasis. Upstairs, the master suite is a true retreat with vaulted ceilings that add to the sense of grandeur and openness. The room includes a walk-in closet and a luxurious en-suite bathroom with a soaking tub, separate shower, and dual vanities. Two additional well-sized bedrooms are also located on the second floor, ideal for children, guests, or a home office. The fully finished basement adds even more functional living space, with a fourth bedroom, full bathroom, and large family room—perfect for a home theater, game room, or extra space for entertaining. This home also features a convenient EV charger in the single detached garage, catering to eco-conscious buyers who value sustainability and modern convenience. There is an additional parking pad to provide easy parking for two vehicles. Located in the beautiful Coopers Crossing community, this home offers easy access to scenic parks, walking trails, top-rated schools, shopping, and a wide range of amenities. With its luxurious...

Living room 26.67 Ft x 13.58 Ft  
 Bedroom 13.92 Ft x 11.67 Ft  
 4pc Bathroom 7.67 Ft x 4.92 Ft  
 Kitchen 14.42 Ft x 12.83 Ft  
 Dining room 14.50 Ft x 11.50 Ft  
 Living room 15.67 Ft x 13.25 Ft

2pc Bathroom 6.58 Ft x 4.92 Ft  
 Primary Bedroom 15.42 Ft x 12.92 Ft  
 Bedroom 13.33 Ft x 9.42 Ft  
 Bedroom 9.92 Ft x 9.75 Ft  
 Other 8.33 Ft x 4.33 Ft  
 4pc Bathroom 8.92 Ft x 5.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Laundry room 8.33 Ft x 6.58 Ft

5pc Bathroom 14.58 Ft x 5.75 Ft