

**154 Coopersfield Way SW**  
**Airdrie, Alberta**
**MLS # A2212303**

**\$1,199,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,905 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Ov		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Garden Shed		

Hello, Gorgeous! Welcome to 154 Coopersfield Way SW in Airdrie, a stunning 5-bedroom, 3.5-bathroom home offering over 4,000 sq ft of beautifully finished living space, including a fully developed basement. Located on a premium corner lot in the award-winning community of Cooper's Crossing, this home features a professionally landscaped south-facing backyard with permanent Gemstone lighting, a composite deck with built-in BBQ, fire pit area, underground sprinklers, and a storage shed. Inside, the home boasts a bright, open-concept layout with 22' ceilings, a double-sided gas fireplace, and oversized windows that flood the space with natural light. The chef's kitchen includes a gas cooktop, wall oven, walk-through pantry, ceiling-height cabinetry, and a large island ideal for entertaining. The main floor also features a private office with a barn door, spacious mudroom with 4 built-in lockers, and an additional walk-in closet. Upstairs offers 4 bedrooms, a large bonus room, and a fully equipped laundry room with cabinets, counters, and sink. The primary suite includes a king-sized layout, spa-like ensuite with double sinks, air jet tub, tiled shower, and a large walk-in closet. The basement is builder-finished and offers a fifth bedroom, full bathroom, home gym, games area with pool table, living area, and thoughtful storage solutions throughout. Additional features include central air conditioning, a zoned furnace system for personalized comfort, water softener, and a heated double attached garage (25' x 20'). Within walking distance to schools, playgrounds, and pathways, this home blends luxury and function in one of Airdrie's most desirable neighbourhoods.