

# \$615,000 - 1102, 201 Cooperswood Green Sw, Airdrie

MLS® #A2251094

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,851 sqft

Residential on 0.00 Acres

Coopers Crossing, Airdrie, Alberta

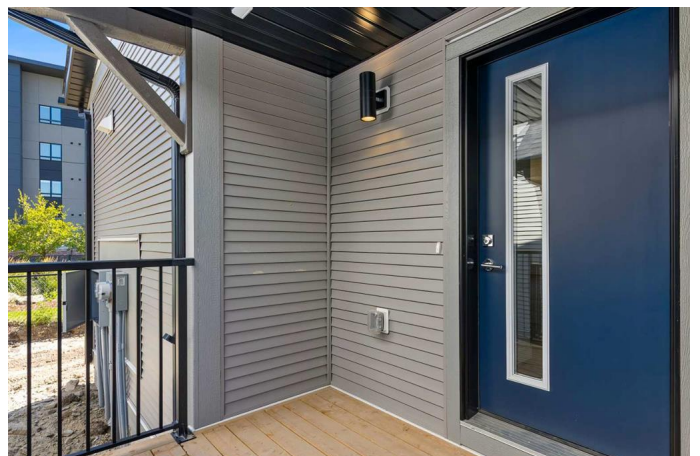
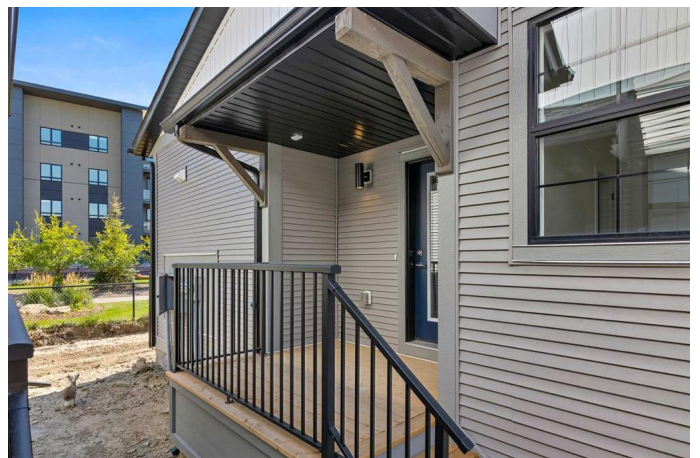
Welcome to luxury and convenience in the heart of Airdrie's award-winning community of Cooper's Crossing. This beautifully crafted corner-unit duplex townhome is one-of-a-kind featuring the highly sought-after primary bedroom on the main floor, perfectly blending everyday comfort with smart design.

Step inside to discover a bright, functional main level that boasts: A stylish gourmet kitchen with an oversized island and stainless steel appliances. A cozy family room designed for gathering and relaxation. Your private main-floor retreat with vaulted ceilings and a spa-inspired ensuite

Upstairs, a sun-soaked bonus room offers the perfect space to unwind, work from home, or enjoy family time. Just off the bonus area, you'll find two additional bedrooms, a full bathroom, and a convenient upstairs laundry space (note: no in-unit washer and dryer).

Enjoy the added luxury of 9-foot ceilings on both the main floor and the basement, creating a spacious and airy atmosphere throughout. The basement also includes two bathroom rough-ins, offering the opportunity to design a future layout with two additional bedrooms.

Summer evenings are best spent on your covered west-facing balcony with a gas line for your BBQ and peaceful views of



landscaped green space.

Additional highlights include:

Front Double attached garage

Modern, contemporary exteriors with fully landscaped yards

Enjoy a true Lock & Leave lifestyle”with condo fees of just \$347/month that cover exterior home insurance, snow removal, lawn care, landscaping, irrigation, reserve fund contributions, and even city garbage and waste removal

And here”s what makes this home truly special: This is the only duplex unit available among the triplex townhomes in the community”an exclusive opportunity you won”t find again.

No stress. No fuss. Just effortless, carefree living in one of Airdrie”s most desirable neighborhoods.

Book your exclusive tour today.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251094    |
| Price          | \$615,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,851       |
| Acres          | 0.00        |
| Year Built     | 2025        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1102, 201 Cooperswood Green Sw |
| Subdivision | Coopers Crossing               |
| City        | Airdrie                        |
| County      | Airdrie                        |
| Province    | Alberta                        |
| Postal Code | T3B3Y6                         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting |
| Appliances        | Electric Range, Microwave, Range Hood, Refrigerator, See Remarks                                       |
| Heating           | Central, Natural Gas                                                                                   |
| Cooling           | Central Air, Rough-In                                                                                  |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                              |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Many Trees, See Remarks, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Cement Fiber Board, Composite Siding, Concrete, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 79                |
| Zoning         | R3                |

|                |     |
|----------------|-----|
| HOA Fees       | 57  |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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