

# \$669,900 - 2809 Coopers Manor Sw, Airdrie

MLS® #A2204119

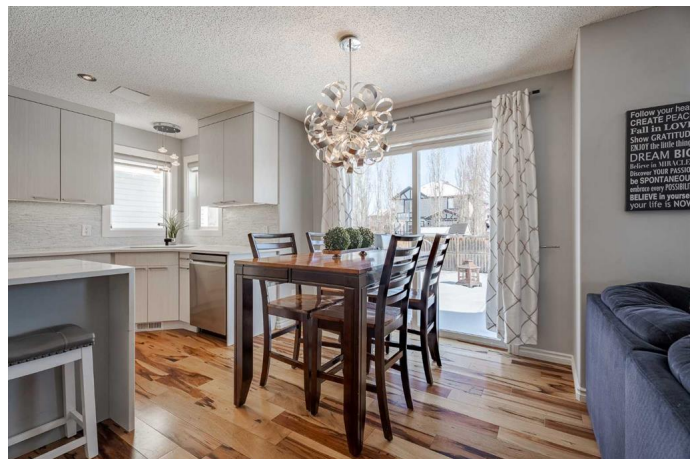
**\$669,900**

4 Bedroom, 4.00 Bathroom, 1,651 sqft

Residential on 0.11 Acres

Coopers Crossing, Airdrie, Alberta

Welcome to your next chapter in the highly desirable community of Coopers Crossing — where timeless charm meets modern comfort. Nestled on a quiet street, this fully developed two-storey home stands out with its warm curb appeal, elegant front entry, and beautifully maintained exterior. Step inside to a spacious, light-filled entrance that sets the tone for the thoughtful design throughout. Rich Brazilian hardwood floors, expansive windows, and an open-concept layout create a warm, inviting main floor that blends everyday comfort with elevated style. At the heart of the home is the beautifully updated kitchen, where form and function meet. You'll love the waterfall quartz countertops on a stunning central island, sleek cabinetry, stainless steel appliances including a newer gas stove (2023) and dishwasher (2024), quartz countertops, and a corner pantry offering practical storage — a space designed for both busy mornings and memorable gatherings. The kitchen flows effortlessly into the sun-drenched dining area and the cozy living room, where a classic fireplace is framed by a shiplap feature wall for added ambiance. Step outside onto your two-tiered deck and enjoy the fully landscaped backyard, complete with potential RV parking and a rear lane — the perfect extension of your living space for entertaining or relaxing under the open sky. Upstairs, your primary retreat awaits — a peaceful space with a walk-in closet and subtle barn board features, along with a spa-like 4-piece ensuite that



includes a separate shower and soaker tub. Two additional bedrooms ,a full bath, and laundry complete the upper level, offering comfort and flexibility for family or guests. The fully finished basement adds even more versatility, with a generous media or rec area, fourth bedroom, home office nook/dedicated fitness space, some newer windows (opening bsmt. one's, 2018) and a full bathroom “ all bathed in natural light and designed to adapt to your lifestyle. Freshly painted with designer feature walls and filled with thoughtful upgrades, this home is move-in ready and a rare find in one of Airdrie’s most prestigious communities. Just steps from scenic parks, walking paths, schools, and everyday amenities “ this is more than a home, it’s a lifestyle defined by comfort, connection, and community.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204119    |
| Price          | \$669,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,651       |
| Acres          | 0.11        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2809 Coopers Manor Sw |
| Subdivision | Coopers Crossing      |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 3C3 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | Central Air                                                                                               |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

### **Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 12              |
| Zoning         | R1              |
| HOA Fees       | 71              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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

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