

# \$769,000 - 179 Coopers Hill Sw, Airdrie

MLS® #A2219372

**\$769,000**

4 Bedroom, 3.00 Bathroom, 2,376 sqft

Residential on 0.11 Acres

Coopers Crossing, Airdrie, Alberta

LUXURY. LOCATION. LIFESTYLE. Say hello to 179 Coopers Hill SW â€” a showstopping home BACKING onto the GREENSPACE nestled on a quiet street in prestigious Coopers Crossing. This impeccably finished 4 Bedroom home with a DOUBLE ATTACHED GARAGE leaves nothing on your wish list, and w/ the fresh paint and list of upgrades, thereâ€™s nothing left on your â€œto doâ€• list either! Step inside from the covered Front Porch to soaring cathedral ceilings in the grand Foyer w/ and an organized closet, and admire the rich Brazilian Cherry HARDWOOD flooring. Tall 8â€™ ceilings and huge bay windows create cozy vibes in the carpeted front Formal Living Room, overlooking the oversized Dining Room - ideal for entertaining & hosting large dinners. The heart of the home - a chef-worthy Kitchen, curated w/ extended cabinetry, gleaming granite counters, newer SS appliances, a designer backsplash, a central eat-up island, AND a coveted walk-in pantry. The adjacent Breakfast Nook is encased in bright windows, w/ 10â€™ ceilings, stepping outside to the back deck & yard. Enjoy effortless flow into the Family Room, where a corner fireplace w/ tile surround & a wood mantle anchors the space, and oversized windows pour in natural light. Also tucked away on the main-level is a versatile Den or Home Office w/ a glass-pane door, a Laundry & Mudroom w/ a Linen Closet, hanging rod, cabinets, and access to the Garage, and a gorgeous modern, renovated



2-pc Powder Room. Whether you're hosting holiday dinners or curling up w/ a book, this main floor adapts beautifully to every moment. A stunning iron spindled staircase leads upstairs, where the large hallway opens to below and allows for added privacy. This Primary Suite is nothing short of a retreat! Indulge in the spa-inspired 5-piece ensuite w/ a jetted CORNER SOAKER TUB, dual vanities, private water closet, and an extra wide tiled walk-in shower - all leading into a big walk-in closet with custom shelving. The 2nd and 3rd additional bedrooms have WALK-IN CLOSETS, and upstairs is also a 4th Bedroom, an elegant 4-piece bath, AND additional Linen Closet to make day-to-day living as seamless as it is luxurious. Downstairs, the unfinished Basement already hosts 8' ceilings, 2 windows AND roughed-in plumbing! Whether you envision a theatre space, home gym, playroom, wet bar - or ALL four - this level boasts the perfect layout to make your dreams come true! Welcome outside to a BACKYARD SANCTUARY! Professionally landscaped and fully fenced, it's complete w/ a large TREX deck with BBQ gas line, mature trees, garden beds, HOT TUB, kids playset, and the best part is - you can walk out your back gate onto the miles of pathways and Greenspace. Top it all off w/ a HEATED DOUBLE ATTACHED GARAGE with great storage, aggregate driveway for extra parking, new furnace & A/C (2022), and a brand new hot water tank (2024) - this is the TOTAL PACKAGE, set in one of Airdrie's most coveted communities. Homes like this are rare, don't miss your chance!

Built in 2007

## Essential Information

MLS® #

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Price	\$769,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,376
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	179 Coopers Hill Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0B9

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	32
Zoning	R1
HOA Fees	94
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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