

\$939,900 - 263 Coopers Hill Sw, Airdrie

MLS® #A2243169

\$939,900

5 Bedroom, 4.00 Bathroom, 2,348 sqft

Residential on 0.12 Acres

Coopers Crossing, Airdrie, Alberta

Nestled in the sought-after community of Cooper's Crossing, this beautifully upgraded and fully developed home offers the perfect blend of luxury, comfort, and location. Situated on a premium lot backing directly onto lush, scenic pathways, this stunning residence enjoys both privacy and picturesque views year-round. With a walk-out basement and over 3,000 square feet of refined living space, this is a rare opportunity for the discerning buyer.

Inside, the home boasts five spacious bedrooms, ideal for growing families or guests. Every detail has been thoughtfully enhanced over the past few years with high-end upgrades that elevate everyday living. Enjoy year-round comfort with central air conditioning, and stay cozy during cooler months with not one, but two fireplaces – one on the main level and one in the fully finished walk-out basement.

The chef-inspired kitchen and open-concept main floor are perfect for entertaining, while built-in closet organizers and custom mudroom lockers add convenience and elegance to your daily routine. Step outside to the expansive, no-maintenance upper deck where outdoor living is a dream come true. Take in peaceful greenbelt views or unwind in the included hot tub after a long day. The fully landscaped yard features an irrigation system and built-in outdoor speakers for the ultimate backyard



experience.

Curb appeal is enhanced with a sleek, permanent exterior LED lighting system that adds year-round charm and functionality. From holiday displays to elegant evening ambiance, your home will always stand out.

This exceptional property combines thoughtful design, luxury upgrades, and an unbeatable location in one of Airdrie’s most desirable communities. Truly move-in ready, and ready to impress – don’t miss your chance to call this showpiece home.

Built in 2010

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2243169 |
| Price | \$939,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,348 |
| Acres | 0.12 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 263 Coopers Hill Sw |
| Subdivision | Coopers Crossing |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 0R9 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Vinyl Windows |
| Appliances | Dishwasher, Range Hood, Refrigerator, Window Coverings, Gas Stove |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Basement, Great Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Backs on to Park/Green Space, Gentle Sloping, Landscaped, Lawn, See Remarks, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 24th, 2025 |
| Days on Market | 2 |
| Zoning | R1 |
| HOA Fees | 85 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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