

\$914,800 - 263 Coopers Hill Sw, Airdrie

MLS® #A2243169

\$914,800

5 Bedroom, 4.00 Bathroom, 2,348 sqft

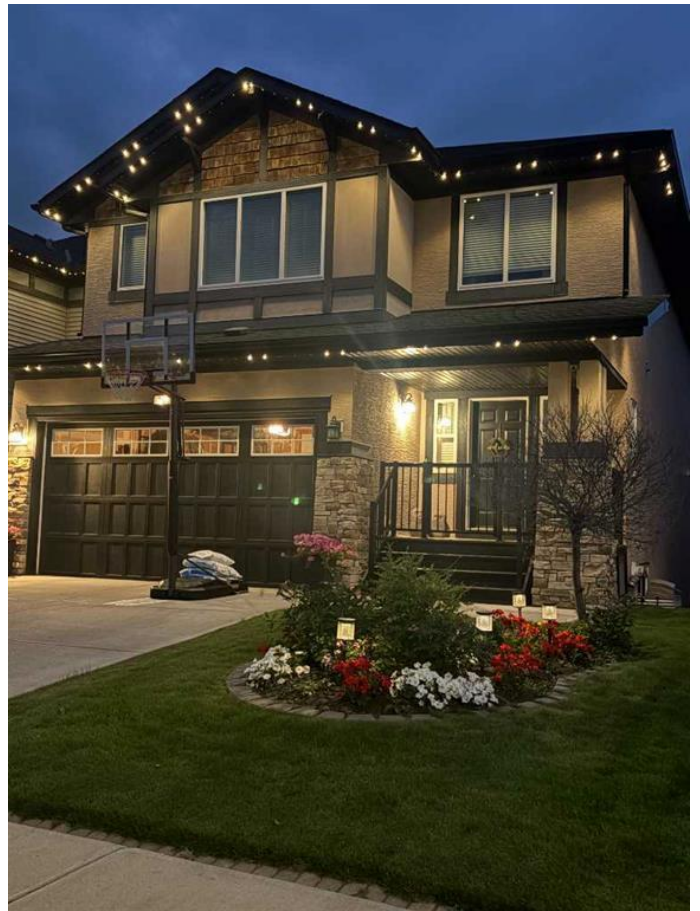
Residential on 0.12 Acres

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	\$914,800
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

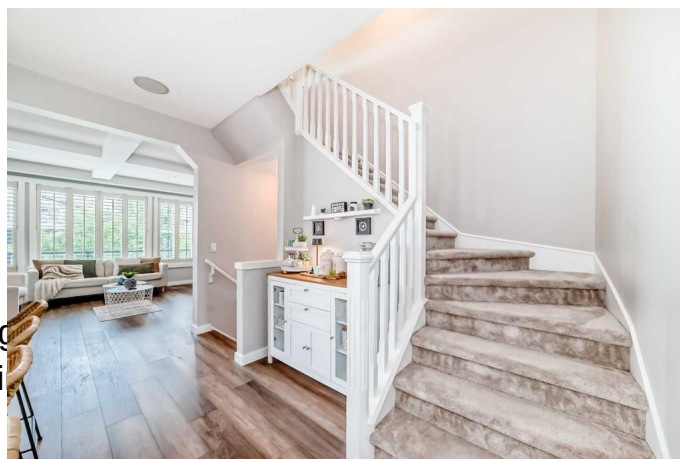
Address	263 Coopers Hill Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0R9

Amenities

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

Interior

Interior Features	Built-in Features, Closet Org, Kitchen Island, No Smoki, 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	Full



Exterior

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

Additional Information

Date Listed	July 24th, 2025
Days on Market	104
Zoning	R1
HOA Fees	85
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.