

# \$625,000 - 1102, 201 Cooperswood Green Sw, Airdrie

MLS® #A2251094

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,851 sqft

Residential on 0.00 Acres

Coopers Crossing, Airdrie, Alberta

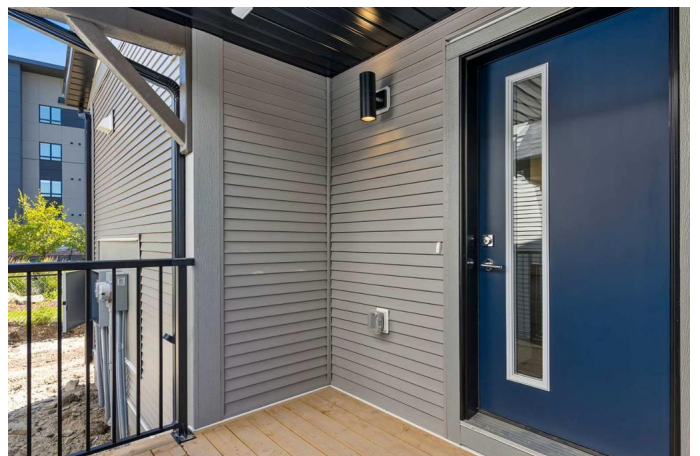
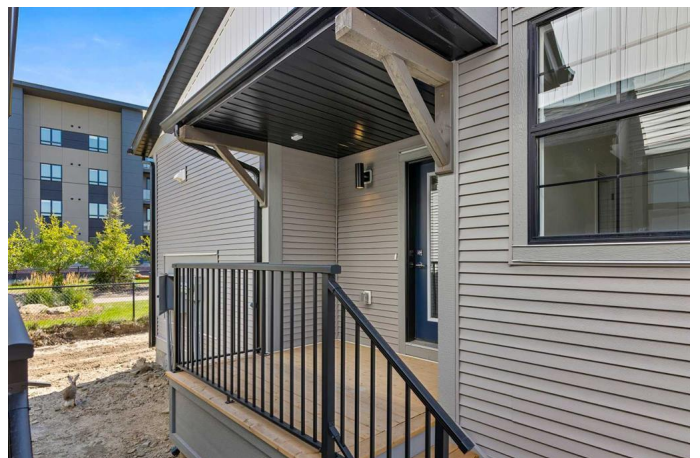
Welcome to luxury and convenience in the heart of Airdrie's award-winning community of Cooper's Crossing. This beautifully crafted corner-unit duplex townhome is one-of-a-kind featuring the highly sought-after primary bedroom on the main floor, perfectly blending everyday comfort with smart design.

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 lifestyleâ€™ 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 hereâ€™s what makes this home truly special: This is the only duplex unit available among the triplex townhomes in the communityâ€™ an exclusive opportunity you wonâ€™t find again.

No stress. No fuss. Just effortless, carefree living in one of Airdrieâ€™s most desirable neighborhoods.

Book your exclusive tour today.

Built in 2025

**Essential Information**

MLS® #	A2251094
Price	\$625,000
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, See Remarks, Many Trees, 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
Zoning	R3
HOA Fees	57

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.