

# \$675,000 - 2825 Coopers Manor Sw, Airdrie

MLS® #A2221036

**\$675,000**

3 Bedroom, 4.00 Bathroom, 1,791 sqft

Residential on 0.11 Acres

Coopers Crossing, Airdrie, Alberta

ATTACHED HEATED FRONT DOUBLE GARAGE, \*\*\*PLUS AN OVERSIZED DETACHED HEATED WORKSHOP GARAGE IN THE REAR\*\*\* In Coopers Crossing, with 3 bedrooms, & a large vaulted bonus room. The rare, oversized, detached shop is accessed from the paved rear lane, and has a 10' ceiling, cavernous storage attic, and even it's own washroom. Shop space like this is typically only found in acreage properties, but is available right in the heart of Airdrie with this property. Anyone with hobbies, extra vehicles, toys, or the need for workspace and storage options that are hard to find, look no further. A great family home with an open main floor layout, & notably large windows for great natural light. 9' ceiling truly gives a sense of volume in the space. Neutral tones throughout, with maple hardwood through the main floor, plus an accent carpet area in the living room, with a corner gas fireplace and mantel. Island kitchen with a breakfast bar, large corner pantry, black appliance package including a fantastic GE gas stove, a French door fridge with ice and water, and a Bosch dishwasher. A covered porch welcomes you to the proper front entrance with a generous closet. Main floor laundry with front load washer & dryer on pedestals. Extra storage shelving in the mud / laundry room works well for a busy household. Open staircase to the vaulted ceiling bonus room with extra windows, great for family time or entertaining. All three bedrooms are set away from the



family spaces, and the master suite will easily support king sized furniture, and has a true 4 piece ensuite with a soaker tub, glass shower, and a walk in closet. A great, raised deck is accessed from the kitchen eating area, and leads onto a low maintenance concrete patio, giving two outdoor living spaces, perfect for entertaining. The unspoiled basement was built with large windows, and has a great layout and ceiling height. This McKee Homes gem is truly one of a kind. Add your own touches to it and make it yours.

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221036    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,791       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2825 Coopers Manor Sw |
| Subdivision | Coopers Crossing      |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T5B 3J8               |

### Amenities

|           |       |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

|                |                                                                                                                                                                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                                                                                                                                                                                              |
| Parking        | Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached, Double Garage Detached, Garage Faces Rear, Oversized, Quad or More Attached, Quad or More Detached, Rear Drive, See Remarks, Triple Garage Detached, Workshop in Garage |
| # of Garages   | 4                                                                                                                                                                                                                                                                                                                              |

## Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Soaking Tub                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove, Gas Water Heater |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                                                    |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Mantle, Glass Doors                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                         |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                     |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 96             |
| Zoning         | R1             |
| HOA Fees       | 71             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX River City |
|----------------|-------------------|

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