

# 142 COOPERS BAY SW

AIRDRIE, ALBERTA

**HELLO,**  
*Gorgeous!*

Over 2,200 sq ft above grade, a fully developed basement, and a cul-de-sac location in Coopers Crossing... this is the kind of home families wait for.

Thoughtfully updated, functional, and designed for everyday living.

## **MAIN FLOOR HIGHLIGHTS**

- Bright, spacious living room with large windows and gas fireplace
- Functional kitchen with renovated island, updated countertops & backsplash
- Newer stainless steel appliances (2024–2026)
- Corner pantry + ample prep space
- Dedicated dining area plus breakfast nook
- Main-floor laundry with added convenience
- 2-piece powder room for guests

Designed for connection, comfort, and easy everyday flow.

## **UPPER LEVEL**

- Spacious primary retreat with walk-in closet
- 5-piece ensuite with dual sinks, soaker tub & separate shower
- Two additional well-sized bedrooms
- Full 4-piece bathroom
- Large bonus room... perfect for family movie nights, play space, or home office

A layout that gives everyone their own space... without feeling disconnected.

## **FULLY DEVELOPED BASEMENT**

- Large recreation room with flexible use
- Second gas fireplace creating a cozy lower-level living space
- Fourth bedroom for guests or growing families
- Full 3-piece bathroom
- Dedicated storage and utility space

Ideal for teenagers, guests, or multi-use living.

## **OUTDOOR LIVING**

- Located on a quiet cul-de-sac
- 472 m<sup>2</sup> lot with functional yard space
- Fully fenced backyard
- Deck designed for summer BBQs and outdoor living
- Close to parks, pathways, and green space

Safe, quiet, and built for family life.

## UPGRADES & FEATURES

- Air conditioning for year-round comfort
- Heated double attached garage
- Renovated kitchen island, countertops & backsplash
- New appliances:
  - Stove (2024)
  - Dishwasher (2025)
  - Hood fan (2025)
  - Washer & dryer (2025)
  - Fridge (2026)
- Added insulation (attic & garage)
- Garage heater
- Fireplace on main level + basement

The kind of updates buyers don't want to take on themselves... already done.

## LOCATION

Coopers Crossing is one of Airdrie's most sought-after communities for a reason.

- Family-focused neighbourhood
- Walking distance to parks and pathways
- Close to schools, shopping, and everyday amenities
- Quiet, established streets with strong community feel

A location that supports both lifestyle and long-term value.

## WHY YOU'LL LOVE IT

Cul-de-sac location.

Updated where it matters.

Space for a growing family.

This home brings together layout, upgrades, and location in a way that just makes sense.

# LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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*HELLO,  
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TARA MOLINA  
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