

**HELLO,**  
*Gorgeous!*

## **171 COOPERSTOWN LANE SW**

**AIRDRIE, ALBERTA**

### **A FINISHED FAMILY HOME IN COOPERS CROSSING**

**Tucked into one of Airdrie's most loved communities, this McKee-built two-storey is finished top to bottom with a warm, functional family layout — just steps from Coopers Crossing School, parks, and pathways.**

With approximately 3,345 sq ft of total developed living space (2,397 above grade per RMS plus a fully developed basement), 4 bedrooms, and 3.5 bathrooms, this is a home designed for comfortable family living and everyday flexibility.

#### **MAIN FLOOR HIGHLIGHTS**

- **Double entry doors open to a bright foyer with 9-ft ceilings and 8-ft doors**
  - Granite kitchen with stainless appliances, a large island, and a walk-through pantry
  - Crown moulding and a cozy gas fireplace in the living room
  - Separate dining area plus a sunny breakfast nook
  - Large mudroom off the garage and a 2-piece powder room
  - Patio doors to a deck with a gas BBQ line and low-maintenance yard
- Designed for real life... with space to gather, work, and unwind.

#### **UPPER LEVEL**

- **Primary retreat with a walk-in closet and a 5-piece ensuite**
- Free-standing soaker tub, separate shower, and dual vanities
- Two more bedrooms, each with a walk-in closet, plus a 4-piece bath
- Large bonus room plus a convenient upper-floor laundry

A layout that supports both privacy and practicality.

#### **FULLY DEVELOPED BASEMENT**

- **A spacious rec room and a large fourth bedroom**
  - 3-piece bathroom, central A/C, utility, and ample storage
- Real, livable space already finished and ready to enjoy downstairs.

#### **GARAGE, YARD & OUTDOOR**

- **Insulated, drywalled double attached garage**
- Deck with a gas line for the BBQ
- Low-maintenance, landscaped yard with paved lane access
- Central air conditioning

This is comfortable, connected, family-friendly living in Coopers Crossing.

## UPGRADES & FEATURES

- 9-ft ceilings on the main and upper floors
- 8-ft doors and crown moulding on the main level
- Granite countertops with a walk-through pantry
- Fully developed basement with rec room & 4th bedroom
- Furnace (2011), Hot Water Tank (2021), Roof (2011)

Move-in ready with key updates already completed.

## AT A GLANCE

### • 4 Bedrooms (3 up + 1 down)

- 3.5 Bathrooms
- 3,345 Sq Ft Total Developed
- 2,397 Sq Ft Above Grade (RMS)
- 4,305 Sq Ft Lot
- Fully Developed Basement
- Insulated Double Attached Garage
- Central Air Conditioning
- Walk to Coopers Crossing School, Parks & Pathways
- HOA \$71/Year
- Built by McKee Homes in 2011

## WHY YOU'LL LOVE IT

**This home stands out for one simple reason... it's been beautifully cared for, in a community everyone wants to be in.**

A warm main floor. A finished basement. Coopers Crossing all around.

It's a combination that's hard to find — and even harder to replace.

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

**TARA MOLINA** c: 403.809.4639 e: tara@taramolina.com

**SHAUNA ALLEN** c: 587.247.6683 e: shauna@taramolina.com

## TARAMOLINA.COM

*HELLO,  
Gorgeous!*

TARA MOLINA  
— REAL ESTATE GROUP —

**ROYAL LEPAGE**  
Benchmark