

HELLO,
Gorgeous!

203 COOPERSTOWN LANE SW

AIRDRIE, ALBERTA

UPGRADED FAMILY LIVING IN COOPERS CROSSING

Tucked into one of Airdrie's most loved communities, this upgraded McKee-built two-storey blends timeless finishes with a functional family layout — just steps from schools, shopping, parks, and pathways.

With over 2,500 sq ft above grade, 3 bedrooms, and 2.5 bathrooms, this is a home designed for comfortable family living, easy entertaining, and lasting value.

MAIN FLOOR HIGHLIGHTS

- **Open-concept living anchored by a floor-to-ceiling stone gas fireplace**
- Gourmet kitchen with a granite eat-up island and walk-through pantry
- Soft-close cabinetry to the 9-ft ceilings and a 6-burner gas stove
- Built-in Miele espresso machine and beverage fridge
- Dedicated main-floor office with custom built-ins
- Mudroom with built-in storage and a 2-piece powder room

Designed for real life... with space to gather, work, and unwind.

UPPER LEVEL

- **Vaulted primary retreat with walk-in closet and spa-like 5-piece ensuite**
- Two additional bedrooms on their own private wing
- Full 4-piece bathroom with granite counter
- Vaulted bonus room plus upper-level laundry

A layout that supports both privacy and practicality.

BASEMENT POTENTIAL

- **Full unfinished basement with 9-ft ceilings**
 - Two large windows and a bathroom rough-in, ready to develop
- Create additional living space, a recreation area, or customize to suit your needs.

GARAGE, YARD & EXTRAS

- **Oversized insulated & heated double garage**
- Fully fenced backyard with a raised composite deck
- Exposed aggregate patio, pathway, and paved lane access
- Central A/C, central vacuum, and built-in speakers

This is everyday living that feels elevated, connected, and effortless.

UPGRADES & FEATURES

- New carpet throughout
 - Newer hot water tank
 - Gemstone permanent exterior lighting
 - Central air conditioning & central vacuum
 - Insulated & heated double garage with gas heater
- Move-in ready with key updates already completed.

AT A GLANCE

- 3 Bedrooms
- 2.5 Bathrooms
- 2,508 Sq Ft Above Grade (RMS)
- 4,130 Sq Ft Lot
- Fully Fenced Yard with Composite Deck
- Oversized Heated Double Garage
- Walk to Schools, Shopping & Parks
- Full Unfinished Basement (9-ft ceilings)
- Built by McKee Homes in 2012

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.

Upgraded finishes inside. Schools and parks outside. 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!

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