



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 COOPERSWOOD Green #1202, Airdrie T4B 5R2**

MLS® #: **A2179401**      Area: **Coopers Crossing**      Listing Date: **11/15/24**      List Price: **\$530,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,635**  
                     Low Sqft:  
                     Ttl Sqft: **1,635**

DOM

**68**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Lawn,Landscaped,Underground Sprinklers**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Cement Fiber Board,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Flex Space	Main	8`1" x 7`10"	Living Room	Second	14`9" x 14`2"
Kitchen	Second	16`11" x 8`6"	Dining Room	Second	10`8" x 8`6"
2pc Bathroom	Second	5`6" x 4`6"	Bedroom - Primary	Third	13`1" x 12`0"
3pc Ensuite bath	Third	9`5" x 5`0"	Bedroom	Third	9`6" x 9`5"
Bedroom	Third	10`8" x 9`5"	4pc Bathroom	Third	9`5" x 5`0"

Legal/Tax/Financial

Condo Fee:  
**\$298**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **2312492**

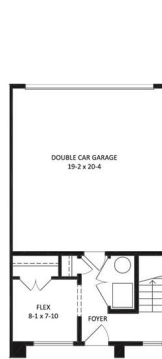
Remarks

Pub Rmks: **The BILD Calgary 2023 Award-winning 3-storey Village Townhomes showcase state of the art modern living with a hint of classic architecture. These homes offer homeowners all the premium home features such as spacious open layouts with 9-foot ceilings on the main floor, as well as a 3-bedroom plan with 2.5 bathrooms and a flex room. An elegant gourmet kitchen, with upgraded stainless steel appliances and a spacious center quartz countertop island, featuring a double basin stainless steel sink with a sleek pull-out vegetable sprayer. While you will find a convenient powder room on the main floor, a deluxe primary suite awaits with 2 additional bedrooms, a 4 piece main bath and a practical laundry room on the upper level. The large rear deck with a second deck off the living room will surely impress. The home includes a double-car garage and even 2 extra spots on the full-length driveway. These homes come with designer landscaped yards, with no maintenance required.**

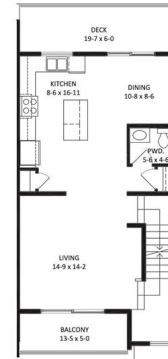
Inclusions: **n/a**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

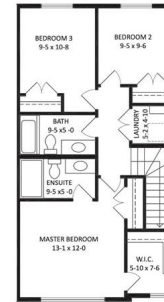




Lower 232 SQ.FT.  
Garage 414 SQ.FT.



Main 670 SQ.FT.



Second 691 SQ.FT.