



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1213 COOPERS Drive, Airdrie T4B 0M1**

MLS®#: **A2105585**

Area: **Coopers Crossing**

Listing Date: **02/03/24**

List Price: **\$989,500**

Status: **Active**

County: **Airdrie**

Change: **+\$5k, 05-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2023**  
Lot Information  
Lot Sz Ar: **4,427 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,420**  
Low Sqft:  
Ttl Sqft: **2,420**

DOM

**106**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **527**

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

Construction: **Brick,Vinyl Siding,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Refrigerator**  
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,French Door,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Mud Room</b>	<b>Main</b>	<b>8`3" x 8`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 13`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`0" x 13`8"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`6" x 10`2"</b>
<b>Laundry</b>	<b>Second</b>	<b>9`3" x 5`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Office</b>	<b>Main</b>	<b>9`6" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 15`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`5" x 5`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 13`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>14`8" x 10`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 10`7"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>14`2" x 12`6"</b>

<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 10`10"</b>	<b>5pc Bathroom</b> Legal/Tax/Financial	<b>Second</b>	<b>6`8" x 11`7"</b>
<hr/>					
Title:		Zoning:			
<b>Fee Simple</b>		<b>R1</b>			
Legal Desc:	<b>1312630</b>				
			Remarks		
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Pub Rmks:	<b>Move-In Ready  Harder Homes ! Brand New customized Home   3-Bedrooms   2.5-Bathrooms   Main Level office   Open Floor Plan   Quartz Countertops   Built-In Stainless-Steel Appliances   Large Windows   Upper-Level Family Room   Upper-Level Laundry Room   Large Backyard   Front Attached Garage. Brand New house, rectangular lot with Playground just few steps away in the heart of Airdrie's most esteemed enclave - Coopers Crossing. Welcome to this stunning 2,420 SQUARE FEET house. The main level is finished with LVP flooring, large windows, 9 foot MAIN FLOOR ceilings and plenty of natural light. The front door opens to a tiled foyer, Step further into the home to find a main level office. The kitchen, living and dining rooms are in an open concept arrangement making it a welcoming space for entertainment! The heart of the home lies in the modern open-concept Gourmet kitchen, boasting Quartz countertops, built-in microwave and oven, a GAS COOKTOP RANGE. The kitchen island, complete with an under-mount sink and dishwasher, serves as a central hub for culinary creations. Large deck. off kitchen fitted with natural gas hookup for your BBQ pleasure . A walk-in Pantry and oversized Butler's pantry offer additional storage possibilities The living room is centred with a gas fireplace and a TV ready wall above. The main level is complete with a 2pc bathroom. The upper level is luxuriously carpeted. The upper level offers a spacious BONUS family room, a primary bedroom with a meticulously organized walk-in closet, and a lavish 5-PC ENSUITE bathroom. Two generously sized bedrooms each feature separate walk-in closets, providing ample storage solutions. A 5-PC bathroom and a convenient laundry room complete this level. An oversized Garage 28'x20' and FULL un-finished basement adds to the practicality of the property.</b>				
Inclusions:	<b>None</b>				
Property Listed By:	<b>Real Estate Professionals Inc.</b>				

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





















