



THE
A-TEAM

**RE/MAX
FIRST**

1025 COOPERS Drive, Airdrie T4B 3B9

MLS® #: **A2106958**

Area: **Coopers Crossing**

Listing Date: **03/01/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2009**

Lot Information

Lot Sz Ar: **6,408 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,102**
Low Sqft:
Ttl Sqft: **3,102**

DOM

79

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Few Trees,Front Yard,Irregular Lot,Landscaped,Level Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stone,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Beamed Ceilings,High Ceilings,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`5" x 18`2"	Dining Room	Main	14`11" x 11`6"
Living Room	Main	16`11" x 16`0"	Family Room	Main	18`7" x 13`11"
Den	Main	15`0" x 11`0"	Laundry	Main	7`5" x 5`8"
Mud Room	Main	7`4" x 7`4"	Foyer	Main	11`7" x 7`9"
Bedroom - Primary	Upper	17`11" x 12`3"	Bedroom	Upper	12`2" x 9`11"
Bedroom	Upper	12`2" x 9`11"	Walk-In Closet	Upper	10`6" x 8`2"

2pc Bathroom
5pc Ensuite bath

Main
Upper

4pc Bathroom

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0914109

Remarks

Pub Rmks:

***** OPEN HOUSE SUNDAY APRIL 14 1PM to 4PM*** Welcome to your new home in the prestigious Estate area of Coopers Crossing, Airdrie's top-rated community for the past 11 years. Formerly Airdrie's first "MILLION" dollar show home, this residence is now available for you to make your own. Nestled within the esteemed Estate area of Coopers Crossing lies a residence of unparalleled sophistication. Step inside to discover this Craftsman style home is meticulously designed with a blend of elegance and functionality. Impeccably crafted built-ins grace the interior, meticulously fashioned from premium materials such as knotty alder, walnut, and MDF. The heart of the home unfolds within the spacious great room, adorned with an 18-foot coffered ceiling and a majestic floor-to-ceiling Montana stone fireplace, offering a captivating ambiance for gatherings and relaxation. Prepare to be inspired by the den/office, a true masterpiece finished entirely in walnut, with an attached library also crafted in the same exquisite wood. Perfect for work or leisure, this space has sophistication and charm. Embrace modern convenience with integrated audio and video systems, ensuring seamless entertainment and connectivity throughout. This meticulously maintained residence offers three bedrooms and two and a half bathrooms spread across 3102 square feet of living space. A double attached front drive garage, along with a double parking pad at the front, provides ample parking for vehicles. Vaulted ceilings in the bonus room above the garage add to the charm of this home, which has been wired to become a theatre room, offering a perfect space for cinematic experiences right at home. Situated on a corner lot, the property boasts a fenced backyard, complete with a back deck, ideal for savouring those tranquil west sun evenings or entertaining in your yard. Situated in the Estate area of Coopers Crossing, this residence enjoys a privileged setting, backing onto a green space not far from a playground and scenic pathways, inviting you to explore the outdoors and embrace tranquility. Experience the epitome of luxury living firsthand; words cannot adequately convey the allure of this distinguished abode.**

Inclusions:
Property Listed By:

N/A
CIR Realty

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









