



THE
A-TEAM

**RE/MAX
FIRST**

235 COOPERS Hill, Airdrie T4B 0R9

MLS®#: **A2107379** Area: **Coopers Crossing** Listing Date: **02/14/24** List Price: **\$1,048,000**
Status: **Active** County: **Airdrie** Change: **-\$52k, 14-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2010**
Lot Information
Lot Sz Ar: **4,844 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,991**
Low Sqft:
Ttl Sqft: **2,991**

DOM

95
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Silent Floor Joists,Stucco,Wood Frame**
Heating: **High Efficiency,In Floor,Exhaust Fan,Fireplace(s),Forced Air,Humidity Control,Natural Gas,Radiant,Zoned** Flooring: **Carpet,Ceramic Tile,Hardwood**
Sewer: Water Source:
Ext Feat: **BBQ gas line,Other,Storage** Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Double Oven,Freezer,Garage Control(s),Gas Stove,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Steam Room,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|----------------|------------------|--------|----------------|
| 2pc Bathroom | Main | 5`4" x 5`1" | Dining Room | Main | 10`6" x 8`3" |
| Family Room | Main | 15`0" x 14`10" | Kitchen | Main | 20`1" x 16`8" |
| Living Room | Main | 12`5" x 14`2" | Mud Room | Main | 8`3" x 7`7" |
| 5pc Bathroom | Second | 6`5" x 16`6" | 5pc Ensuite bath | Second | 16`3" x 11`10" |
| Walk-In Closet | Second | 11`6" x 5`6" | Laundry | Second | 9`8" x 5`9" |
| Bedroom - Primary | Second | 20`0" x 19`8" | Bedroom | Second | 11`0" x 16`2" |

Bedroom
4pc Bathroom
Game Room
Storage

Second
Basement
Basement
Basement

11`2" x 14`2"
7`9" x 5`0"
33`10" x 19`6"
7`2" x 5`3"

Bedroom
Bedroom
Walk-In Closet
Furnace/Utility Room

Second
Basement
Basement
Basement

14`8" x 13`7"
14`6" x 11`6"
8`9" x 6`3"
11`0" x 13`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0911617

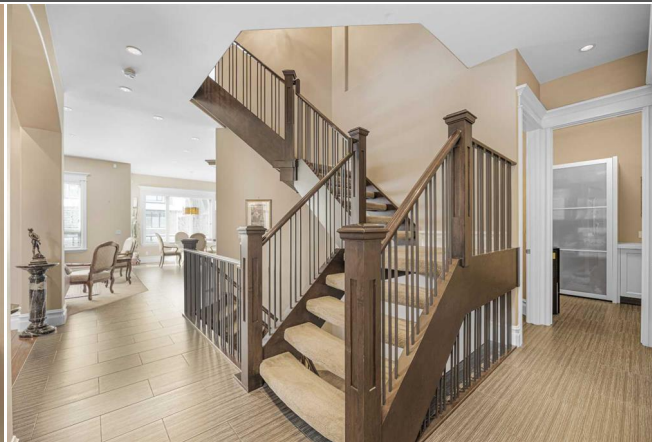
Remarks

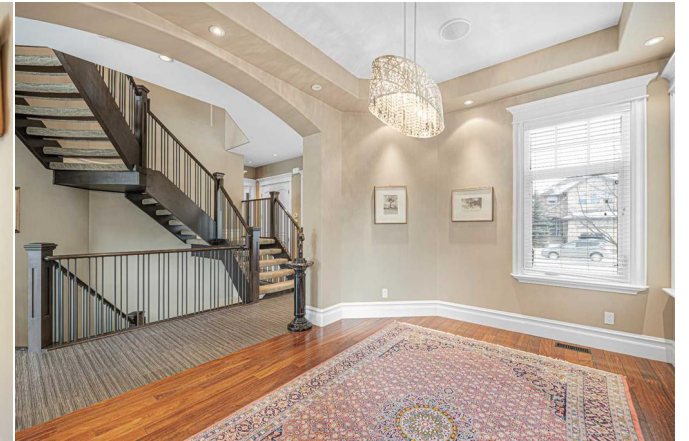
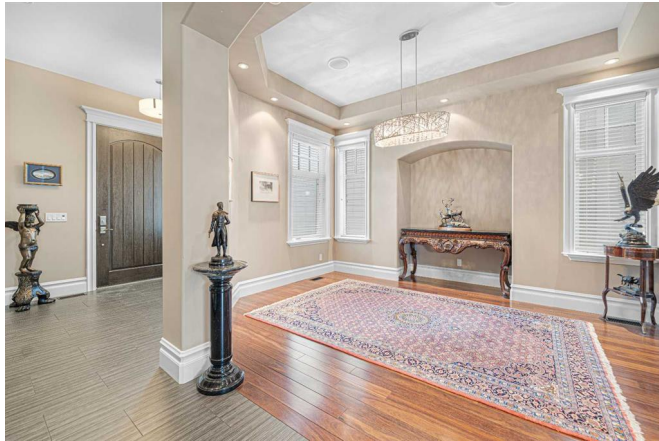
Pub Rmks: *****BACK ON THE MARKET DUE TO FINANCING! Welcome Home to this STUNNING two storey house in the Highly Coveted & Award-Winning Neighbourhood of Coopers Crossing 11 Years Running which backs onto a walking path! This home boasts over 4200 sq/ft of Fully Developed living space and is situated in the Heart of Walking Pathways, Parks and is within walking distance of 6 Different Schools. When entering this home, you will be amazed with the Grandeur of 10' Ceilings, Beautiful Ceramic Tile, Hardwood Flooring and Open Stair Well Risers and Railing. The main floor features 8' Doors, 8" Baseboards and 4" Casings that are also sure to impress. The Stunning decor which includes a Coffered Ceiling in the Huge dinning room, Recessed Art Walls throughout and an Incredible Raised Stone Fireplace Feature in the living room surrounded with Built-ins. The kitchen is a Showstopper with Floor to Ceiling Walnut Cabinetry, Leathered Granite & Quartz Countertops and a Butlers Pantry with a Separate Freezer. Appliances include Stainless Steel Dual Ovens, Dual Dishwashers and Gas Stove with a Hood Fan Feature. Heading up stairs you will find Vaulted Ceilings, 4 bedrooms with a Primary Bedroom featuring an Ensuite with Heated Floors, a Jetted Tub with its tub spout filling from the ceiling! There is a Huge Curbless Steam Shower, a Huge walk-in closet with Closet Organizers and a Laundry Room just steps away from it. The lower level is Fully Finished with a 5th bedroom and full bath. There is a Huge Rec-Room and a Theater Room with a Media Closet which has all the wires to the rest of the home to power up all the In-Ceiling Speakers you will see during your tour. Heading outside onto the West Facing Deck from the kitchen are two doors leading to two different usable sections and stairs leading down to the well manicured and irrigated lawn where you will also find a lower patio and storage under the deck. The Oversized Garage is also plumbed for a Future Garage Heater and features an Over Height door and 13.5' ceilings that will Accommodate a Car Lift or even a boat! The Driveway has also been updated with an EPDM Rubber coating. The home also has Acrylic Stucco, Dual Furnaces and Dual AC Units. This is simply a Stunning Property, and they don't come up very often, CALL TODAY for your private viewing.**

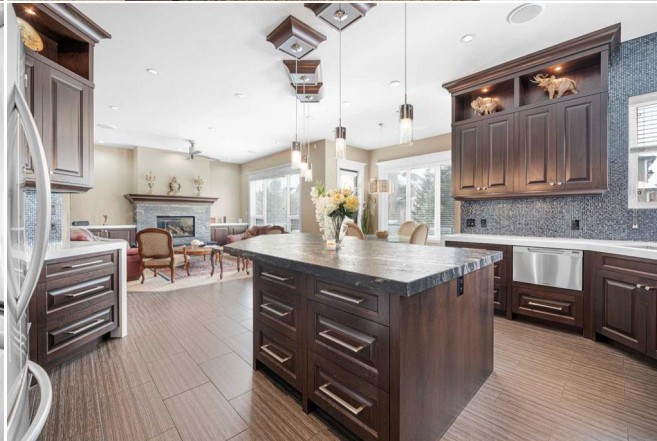
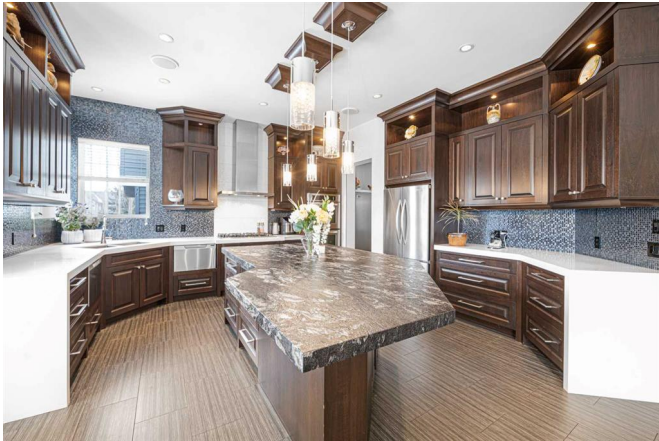
Inclusions: **2 Furnaces, 2 Humidifiers, 2 Air Conditioners, 2 Dishwashers, Irrigation system back yard only, Security System (No Contract)**

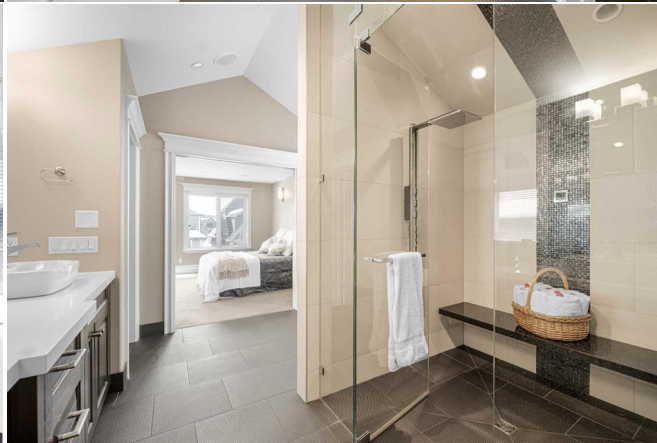
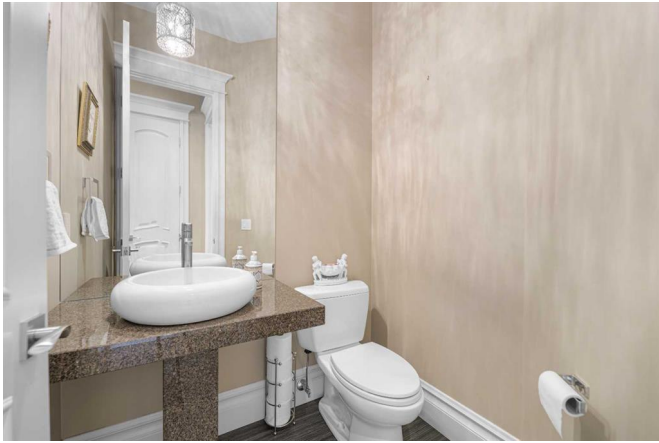
Property Listed By: **Royal LePage Benchmark**

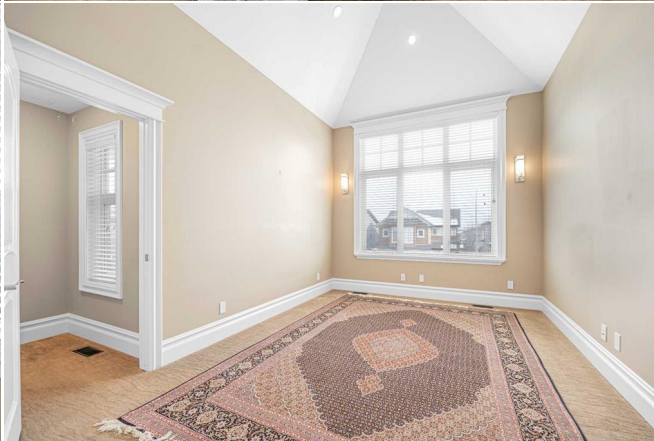
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













Main Building: Total Exterior Area Above Grade 2991.26 sq ft

