



THE
A-TEAM

**RE/MAX
FIRST**

1209 COOPERS Drive, Airdrie T4B 0G7

MLS®#: **A2118857**

Area: **Coopers Crossing**

Listing Date: **03/31/24**

List Price: **\$1,249,500**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2022**
Lot Information
Lot Sz Ar: **5,823 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,590**
Low Sqft:
Ttl Sqft: **2,590**

DOM

49
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **744**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,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

Room	Level	Dimensions
Office	Main	11`0" x 10`0"
Kitchen	Main	14`5" x 9`1"
Pantry	Main	5`0" x 6`3"
2pc Bathroom	Main	5`2" x 5`1"
5pc Ensuite bath	Second	10`11" x 12`5"
Laundry	Second	8`1" x 5`6"
5pc Bathroom	Second	10`7" x 8`8"

Room	Level	Dimensions
Living Room	Main	14`6" x 15`0"
Dining Room	Main	14`0" x 10`5"
Mud Room	Main	7`5" x 12`6"
Bedroom - Primary	Second	14`0" x 14`0"
Walk-In Closet	Second	7`0" x 8`7"
Bonus Room	Second	17`2" x 13`0"
Bedroom	Second	10`2" x 10`0"

Bedroom	Second	10`1" x 10`0"	Bedroom	Second	10`1" x 10`0"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R1			
Legal Desc:		1312630			
Remarks					
Pub Rmks:		Move-In Ready Harder Homes ! Brand New customized Home. Playground Front 4-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, Prime lot with Playground front in the heart of Airdrie's most esteemed enclave - Coopers Crossing. Welcome to this stunning 2,590 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. Three 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 over sized Garage 743.75 Sq ft and FULL unfinished basement adds to the practicality of the property.			
Inclusions:		None			
Property Listed By:		Real Estate Professionals Inc.			

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













