



THE
A-TEAM

**RE/MAX
FIRST**

2513 COOPERS Circle, Airdrie T4B3B6

MLS®#: **A2121968** Area: **Coopers Crossing** Listing Date: **04/11/24** List Price: **\$775,000**
Status: **Active** County: **Airdrie** Change: **-\$15k, 16-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2003**
Lot Information
Lot Sz Ar: **5,608 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,272**
Low Sqft:
Ttl Sqft: **2,272**

DOM

38
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Street Lighting,Treed**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Heated Garage**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 5`3"
Foyer	Main	7`10" x 8`1"
Laundry	Main	10`3" x 6`8"
Office	Main	11`3" x 9`0"
5pc Ensuite bath	Upper	16`7" x 15`10"
Bedroom	Upper	12`10" x 10`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`6" x 7`1"
Kitchen	Main	14`2" x 13`10"
Living Room	Main	14`11" x 13`11"
4pc Bathroom	Upper	5`11" x 9`3"
Bedroom	Upper	11`11" x 10`5"
Family Room	Upper	14`5" x 15`6"

Bedroom - Primary	Upper	15`10" x 12`11"	4pc Bathroom	Basement	8`2" x 4`11"
Bedroom	Basement	9`3" x 13`9"	Game Room	Basement	21`11" x 20`9"
Storage	Basement	12`5" x 10`5"			
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R1
Legal Desc:	0312352
Remarks	

Pub Rmks:	<p>FRESHLY PAINTED and a blank canvas for you to bring your personal taste! Pride in ownership is an understatement for this home and its original owners. This FULLY FINISHED former MCKEE SHOW HOME with HEATED double attached garage has so much to offer. The location is incredible as it backs a beautifully treed green space with a walking/bike path and a playground that you can see from your backyard. Walking in the door you are greeted by a spacious foyer, high ceilings and a stunning slightly curved staircase leading upstairs. There is a den with FRENCH DOORS that would make the perfect home office, a 2-piece bathroom and main floor laundry room that connects to the WALK-THROUGH pantry with plenty of storage. The OPEN CONCEPT living area is flooded with natural sunlight, flawless hardwood floors, and is the perfect space for family gatherings. The kitchen has a corner sink overlooking the back yard, GRANITE counters, with plenty of counterspace and cabinets, plus a breakfast bar/ island! Heading upstairs you will find a large bonus room, a 4-piece bathroom, 2 well sized bedrooms and a massive primary bedroom with a 5-piece ensuite that features separate vanities, a CLAWFOOT TUB, walk in shower, a walk in closet and VAULTED ceiling. The basement is fully developed by the builder and features endless storage, a 4-piece bathroom, a 4th bedroom with WALK IN closet, a Rec room with great nook for a second office with built in shelves! The basement also has 9-foot ceilings so it doesn't feel like your typical basement! Did I mention this home also has CENTRAL AIR CONDITIONING! This home has been well cared for and loved and is awaiting its next family to make more memories! Be sure to book your showing TODAY!</p>
Inclusions:	Alarm System (no contract)
Property Listed By:	RE/MAX Rocky View Real Estate

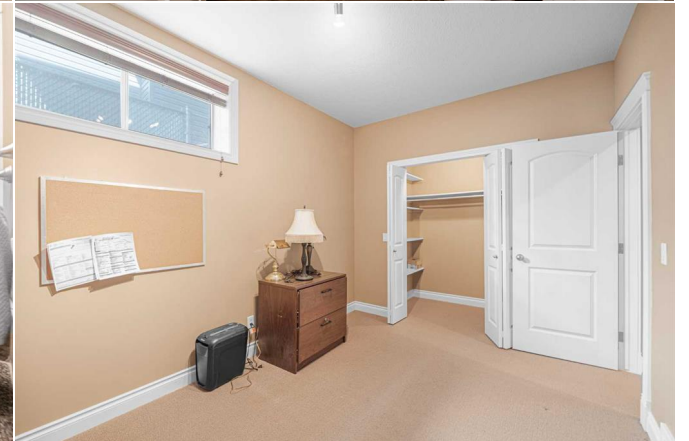
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

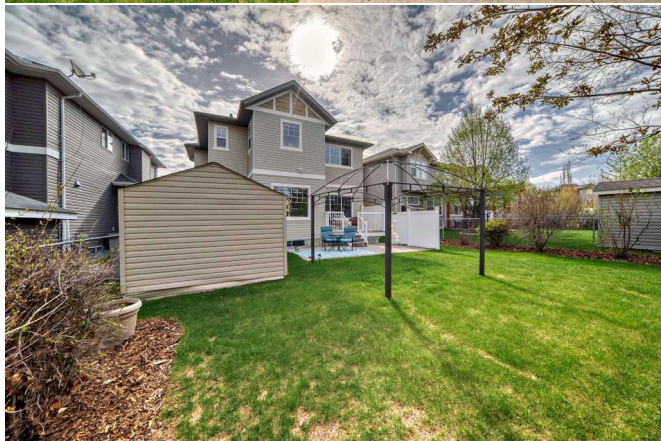












2513 Coopers Cir SW, Airdrie, AB

Main Building: Total Exterior Area Above Grade 2272.05 sq ft



While regions are excluded from total floor area in GUCED floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 20240511
GUIDE