



THE
A-TEAM

**RE/MAX
FIRST**

1250 COOPERS Drive, Airdrie T4B 3T6

MLS®#: **A2122216**

Area: **Coopers Crossing**

Listing Date: **04/19/24**

List Price: **\$795,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Airdrie

Year Built:

2014

Lot Information

Finished Floor Area

Lot Sz Ar:

5,597 sqft

Lot Shape:

**7.76m x 11.69m x
26.46m x 16.71m x
33.81m**

Abv Sqft:

2,270

Low Sqft:

Ttl Sqft:

2,270

DOM

30

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Corner Lot

Alley Access,Double Garage Detached,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`6" x 11`10"	Dining Room	Main	12`9" x 11`10"
Living Room	Main	14`0" x 14`0"	Foyer	Main	10`4" x 7`5"
Loft	Upper	12`3" x 10`0"	Office	Main	13`0" x 11`0"
Laundry	Main	8`5" x 6`0"	Mud Room	Main	5`0" x 4`6"
Bedroom - Primary	Upper	17`1" x 13`11"	Bedroom	Upper	12`4" x 10`0"
Bedroom	Upper	12`11" x 9`11"	2pc Bathroom	Main	7`0" x 4`10"
4pc Bathroom	Upper	9`6" x 5`0"	5pc Ensuite bath	Upper	11`10" x 7`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L

1312630

Remarks

Pub Rmks: **Welcome to 1250 Coopers Drive SW... As soon as you enter, you can appreciate the LIGHT shining through, you have a spacious entrance and beautiful hardwood floors throughout - this home is PERFECT, shows PRIDE OF OWNERSHIP and is on a CORNER LOT in Coopers Crossing - step a little further into your OPEN and comfortable living space, with EXTRA WINDOWS, a great-sized, functional living room, with a feature STONE FIREPLACE and a large dining room with access onto your deck... but before we talk about the backyard, let's focus on this KITCHEN! - the large island can serve as a prep station - a place for your kids to enjoy their breakfast, or to sip on your morning coffee, and the kitchen features a GAS RANGE STOVE, GRANITE COUNTERTOPS, a textured stone BACKSPLASH, BUILT-IN appliances and PANTRY storage, and the picture-perfect window over your sink. Ok, now onto the backyard...You have 2 options, head to your deck from your dining room when BBQing or hosting friends, OR, if you're coming in from the garage, you can use the separate entrance with a coat closet... You have an OVERSIZED GARAGE, on a corner lot that gives you plenty of options whether you want to use the gravel pad to park your RV TRAILER, keep it simple or add a fire pit; hot tub, or trampoline, the backyard is awaiting your creative touch! To finish off the main floor, you have a powder room, MAIN FLOOR LAUNDRY and this amazing FLEX/OFFICE room. It keeps getting better as we head upstairs! Everyone loves the BONUS ROOM. This house has a BONUS ROOM and 3 bedrooms upstairs with a spa-inspired ensuite. A couple of features make this primary bedroom the PERFECT RETREAT - 1. The SIZE & the EXTRA WINDOWS, 2. The CLOSET, and 3. The ENSUITE! A good ensuite makes such a huge difference and I LOVE the HIS & HER's vanity, the centered tub to unwind, the standup shower and even the privacy of the separate toilet room (there's even a window in there). To finish up the top floor, you have an additional 2 generous sized bedrooms, a 4-piece bathroom with extended counter space and a deep soaker tub. Recent upgrades include central air, professionally painted throughout, stone walkway in backyard, all new interior light fixtures, smart thermostat, smart doorbell with camera too! This home has 2270 sqft. of fully finished space, but just in case you need a little more, you still have 1132 sqft. of undeveloped basement space with 9ft ceilings and plenty of windows. A FORMER SPEC HOME, FIRST, built by VESTA homes, all in Coopers Crossing (voted Airdrie's BEST community for 11 years in a row), close to Public & Catholic Schools, shopping, groceries and everything else that matters. Call today to view before its too late!**

Inclusions: **NA**
Property Listed By: **RE/MAX First**

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







