



THE
A-TEAM

**RE/MAX
FIRST**

286 COOPERS Cove, Airdrie T4B0C8

MLS® #: **A2123491**

Area: **Coopers Crossing**

Listing Date: **04/17/24**

List Price: **\$1,349,000**

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: **6,064 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,815**
Low Sqft:
Ttl Sqft: **1,815**

DOM

32
Layout
Beds: **4 (1 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Landscaped,Street Lighting,Underground Sprinklers,Yard Drainage,Yard Lights,Rectangular Lot Double Garage Attached

Utilities and Features

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

Construction: **Brick,Concrete,Stucco,Wood Frame**
Flooring: **Hardwood,Marble**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Refrigerator,Wine Refrigerator**
Int Feat: **Bar,Built-in Features,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|
| 3pc Bathroom | Main | 5`1" x 8`1" |
| Bedroom - Primary | Main | 15`0" x 13`11" |
| Foyer | Main | 8`9" x 7`7" |
| Pantry | Main | 10`3" x 6`6" |
| Walk-In Closet | Main | 8`10" x 5`5" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|-----------------------|
| 5pc Ensuite bath | Main | 14`11" x 12`9" |
| Office | Main | 11`0" x 10`1" |
| Laundry | Main | 11`9" x 9`3" |
| Walk-In Closet | Main | 7`8" x 7`7" |
| Dining Room | Main | 14`0" x 13`5" |

Kitchen
4pc Bathroom
Other
Furnace/Utility Room
Bedroom

Main 20`5" x 9`0"
Lower 10`2" x 5`1"
Lower 9`1" x 4`3"
Lower 21`2" x 9`3"
Lower 13`9" x 12`10"

Living Room
Wine Cellar
Family Room
Bedroom
Bedroom

Main 17`1" x 14`1"
Lower 8`10" x 5`9"
Lower 28`4" x 26`3"
Lower 16`4" x 14`5"
Lower 16`9" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **1810218**

Zoning:
R1

Remarks

Pub Rmks: **STUNNING WALKOUT BUNGALOW** situated on a corner lot with **OVER 3500 SQ FT** of developed living space, backing onto the pathway/park that leads to Central Pond and St. Veronica School in prestigious Coopers Crossing Estates. **LUXURY PROPERTY** offering **4 BEDROOMS + Office/Den** and **3 FULL BATHROOMS** (with heated tile floors), with a **FULLY DEVELOPED WALKOUT BASEMENT**. The spacious open main level layout boasts 10’ ceiling throughout and 11’ ceilings in both the living room and primary bedroom. The **INCREDIBLE CHEF'S KITCHEN** features **HIGH END DACOR APPLIANCE PACKAGE**, a large mitered-thick edge quartz island, full height custom cabinetry, and a walk-through pantry. The open concept dining and living area are ideal for entertaining and accented with a stoned floor-to-ceiling fireplace and built-in media wall, all flowing seamlessly on to the full length rear deck overlooking the pathway. The multi-purpose front den with French style windows is ideal for an office, optional bedroom, or formal dining. Main level **OWNER SUITE** is adjoined to the **SPA-LIKE 5 PIECE ENSUITE** with **STEAM/rain/hand-held SHOWER** , freestanding tub, dual vanities! **DOUBLE** walk-in (HIS/HER) **CLOSETS** with custom organizers and direct rear deck access round out this exceptional owner's suite. Lower **WALK-OUT** level is fully developed with a large recreation room , wet bar with dual zone wine cooler, and floating shelves, all of which access out to a **PRIVATE** covered below grade exposed aggregate patio and perfectly landscaped yard (with gated access to the pathway). The lower level additionally offers three spacious bedrooms, a 4 piece bath, and **AN ELEGANT WINE ROOM**. The professional landscaping of this home is truly exquisite, showcasing meticulous design and attention to detail (over \$80,000 spent in 2023). The lush greenery, thoughtfully placed flower beds, and abundance of trees create a picturesque outdoor oasis. The landscaping is enhanced by the addition of low voltage lighting, which adds a soft, inviting glow to the yard in the evening hours. The strategic placement of lights along pathways, around trees, and highlighting architectural features adds both beauty and functionality, ensuring that the outdoor space can be enjoyed day or night. The seemingly unending list of upgrades in this spectacular property include: triple glazed windows, 8’ doors on the main level, engineered hardwood flooring throughout, high end acrylic stucco/stone exterior, custom window coverings, energy efficient furnace and hot water tank, heat recovery ventilation (HRV), and rough-in radon mitigation/vacuum. The finished garage boasts a gorgeous protective floor coating and gas heater. Located within walking distance to St. Veronica and Coopers Crossing schools, local high schools, the Coopers Town Promenade (including Balzac Brewery and many other services), and miles of paths and park space, this home offers a luxurious lifestyle in a highly desired community. **** CLICK ICONS AT TOP FOR VIRTUAL TOUR AND VIDEO ****

Inclusions:
Property Listed By: **Garage Heater
Charles**

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











