



THE
A-TEAM

**RE/MAX
FIRST**

2556 COOPERS Circle, Airdrie T4B 3B7

MLS®#: **A2125736**

Area: **Coopers Crossing**

Listing Date: **04/25/24**

List Price: **\$700,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2005**

Lot Information

Lot Sz Ar: **8,449 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,306**
Low Sqft:
Ttl Sqft: **2,306**

DOM

25

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,Gazebo,Pie Shaped Lot,Private**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|-----------------------|
| 2pc Bathroom | Main | 4`11" x 4`10" |
| Dining Room | Main | 10`11" x 12`4" |
| Kitchen | Main | 12`7" x 14`2" |
| Living Room | Main | 20`4" x 13`11" |
| 5pc Ensuite bath | Upper | 8`10" x 14`8" |
| Bedroom | Upper | 11`10" x 13`9" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-----------------------|--------------|-----------------------|
| Breakfast Nook | Main | 12`10" x 6`0" |
| Foyer | Main | 7`4" x 16`10" |
| Laundry | Main | 8`6" x 7`7" |
| 4pc Bathroom | Upper | 4`10" x 8`3" |
| Bedroom | Upper | 12`10" x 9`10" |
| Family Room | Upper | 19`8" x 15`2" |

Bedroom - Primary
3pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

12`5" x 17`10"
9`4" x 9`2"
13`10" x 17`1"
11`10" x 14`3"

Walk-In Closet
Other
Game Room

Upper
Basement
Basement

8`7" x 5`2"
15`9" x 11`1"
19`8" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0511442

Remarks

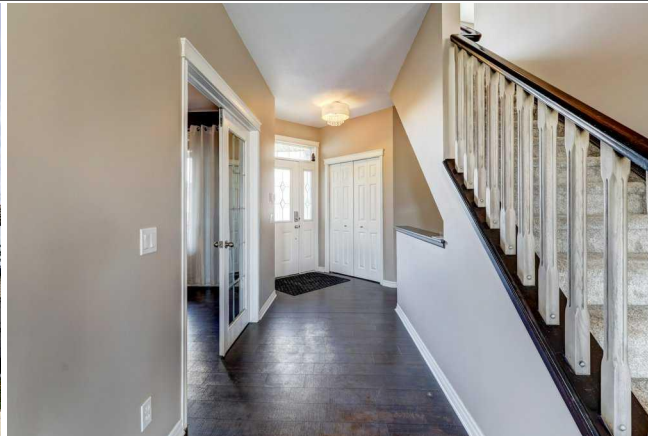
Pub Rmks:

Searching for the perfect home that is like no other? This FULLY FINISHED & beautifully UPGRADED 4 Bed + 3.5 Bathroom home boasts over 3,200 sqft of open-concept living space, on a MASSIVE 785m PIE Lot, DOUBLE ATTACHED GARAGE, within the highly desirable neighborhood of Coopers Crossing. Step inside from the large covered Front Porch to 9' ceilings in the Foyer, Durable LAMINATE floors flow throughout, into a versatile Front Formal Dining Room/Den w/ a big SOUTH FACING WINDOW. This GOURMET KITCHEN is a show-stopper... Stunning cabinets are highlighted by the dual-tone massive EAT-UP Island and expansive GRANITE COUNTERS, a tiled backsplash makes for easy clean-up, SS appliances include a GAS STOVE, and last but not least - a WALK-THRU BUTLER'S PANTRY!! Just off the Kitchen is a large Dining Nook encased in windows that overlooks the backyard and steps out onto the deck. A GAS FIREPLACE w/ stone detail and a dark contrasting wood mantle create ultimate cozy vibes in the Living Room. This main floor floods with natural sunlight through all the big windows, and also hosts a 2-pc Powder Room w/ a stone feature wall & your O/S MAIN FLOOR LAUNDRY Room. VAULTED CEILINGS and an eye-catching OS window welcome you into the Bonus Room, another perfect hang-out spot. This impressive Primary Suite has HARDWOOD FLOORS, a WALK-IN CLOSET, and a gorgeous tiled 5-pc Ensuite w/ DUAL VANITIES separated by a CORNER SOAKING TUB beneath the window, and a large WALK-IN shower. 2 more spacious Bedrooms and a shared 4-pc Bathroom complete the upper-level. You're going to fall in love with this Basement... equipped w/ rich laminate flooring, recessed lighting, a spacious Rec Room, an incredible WET BAR setup w/ GRANITE counters & loads of cupboard space, a GIANT 4th Bedroom, modern 3-pc Bathroom, and still tons of storage. Just when you think it doesn't get any better than this, you step outside into the backyard, and WOW! Absolutely huge, boasting a grand deck w/ a gas line for the BBQ & a jaw-dropping GAZEBO w/ closing windows that hosts the HOT TUB "as is", a fire pit area, GREENHOUSE, and unlimited additional space for your lawns & gardens. This house and location are unparalleled, offering ALL THE BELLS & WHISTLES, just steps to the picturesque walking paths and many local schools & amenities. This is one you must see to properly appreciate, don't miss your chance!!

Inclusions:
Property Listed By:

Bedroom Ceilings Fans x 3, Bonus Room Ceiling Fan "as is", Bonus Room Window A/C, Blinds & Curtain Rods, Hot Tub "as is", Fire Pit. RE/MAX First

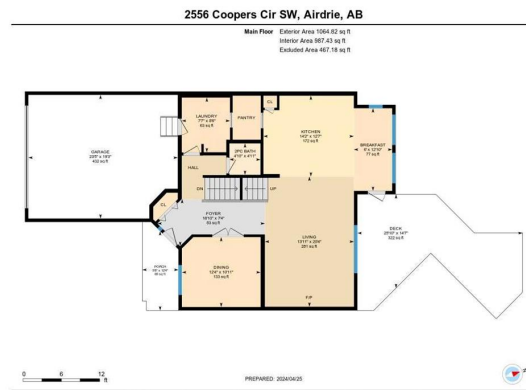
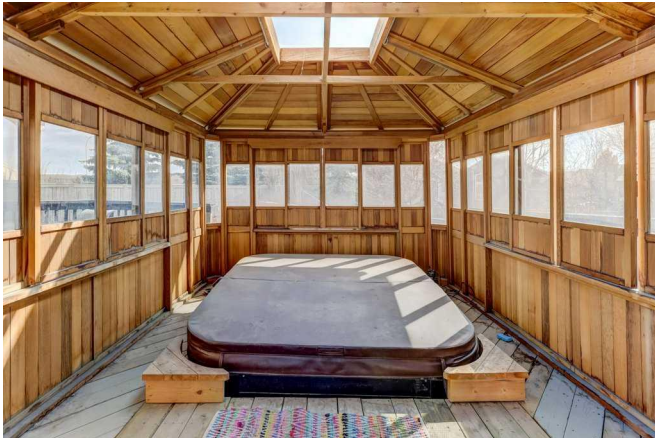
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



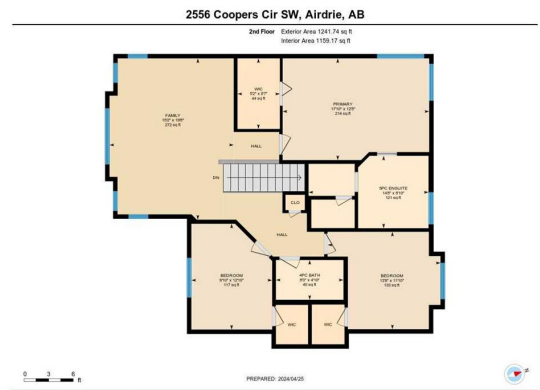








White regions are excluded from total floor area in GDSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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2556 Coopers Cir SW, Airdrie, AB

Basement (Below Grade) Exterior Area 1055.68 sq ft
Interior Area 897.79 sq ft



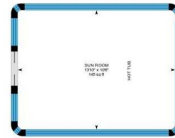
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PREPARED: 2024/06/25

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Basement Exterior Area 145.02 sq ft



0 2 4 6

PREPARED: 2024/06/25

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