



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1512 COOPERS Point, Airdrie T4B 4K6**

MLS®#: **A2129215** Area: **Coopers Crossing** Listing Date: **05/06/24** List Price: **\$1,099,888**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **5,585 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,455**  
 Low Sqft:  
 Ttl Sqft: **2,455**

DOM

**198**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Pie Shaped Lot,See Remarks**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated,See Remarks,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **BBQ gas line,Other,Private Entrance,Private Yard**

Construction: **Concrete,See Remarks,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,See Remarks,Tile**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks**  
 Int Feat: **Built-in Features,Double Vanity,Granite Counters,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Storage,Tray Ceiling(s),Wet Bar**

Utilities: **Cable Available,Electricity Available,Natural Gas Available,Phone Available,See Remarks,Sewer Available,Water Available,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 12`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`6" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 14`6"</b>	<b>Office</b>	<b>Main</b>	<b>10`0" x 8`0"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`2" x 12`6"</b>	<b>Family Room</b>	<b>Basement</b>	<b>19`6" x 19`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`6" x 13`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 10`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 10`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 9`11"</b>

<b>Foyer</b>	<b>Main</b>	<b>9`8" x 5`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>10`2" x 10`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`5" x 5`11"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R1-U**  
 Legal Desc: **2110646**

Remarks

Pub Rmks: **Unique opportunity to own a brand-new home in a very quiet Cul-de-Sac of Coopers Point! This NEW, Never Occupied property in the prestigious community of Coopers Crossing is custom-built by Harder Homes Ltd, a 2019, 2020 & 2021BUILD Award Winner. This beautiful 2 storey spacious home has 3,329 Sq.Ft. of developed space, \$80K in high end upgrades, 4 bedrooms in total and a tandem oversized garage where you can park 3 cars. Open concept main floor plan has an inviting huge foyer boasting into a big living/family room with a linear fireplace surrounded by stone, mantel & floating shelves on each side, custom kitchen, huge center island, high-end S/S appliances with modern fridge/freezer, built-in microwave, gas range, custom wood chimney for the range hood, spacious dining area & a great size office room. The upper level offers a spacious primary bedroom retreat with deluxe 5pc en-suite, dual sink, make-up desk, tub, separate tiled shower with seating bench & a large walk-in closet, 2 more bedrooms with closets, 2nd 5pc bathroom with double sinks & a separate tub/shower enclosure, a large bonus room and a big laundry room with lower + upper cabinets, sink, quartz countertops and a rod to hang your favorite clothes. Fully developed basement with 874 Sq.Ft. has humongous recreational/media area room, wet bar, great size 4th bedroom, full 4pc bathroom & a big mechanical/storage room. Property has features like: white kitchen cabinets up to the ceiling with oversized island, premium quartz all through the house, accent ceiling details above the dining area, wainscoting in the office, custom built-in closets all throughout, 9' ceilings on the main floor & basement, 8' doors on the main floor, upgraded lighting package, humongous double tandem garage, unique outside elevation and color scheme, sloped roof lines & more. The property is located within walking distance to Coopers Plaza Promenade, Coopers Crossing green space trails, parks, schools & a lot more. Call to book your private viewing today!**

Inclusions: **N/A**  
 Property Listed By: **Century 21 PowerRealty.ca**

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