



THE
A-TEAM

**RE/MAX
FIRST**

309 COOPERSFIELD Rise, Airdrie T4B4K7

MLS® #: **A2140081** Area: **Coopers Crossing** Listing Date: **06/12/24** List Price: **\$929,900**
 Status: **Active** County: **Airdrie** Change: **-\$7k, 24-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,946 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,406**
 Low Sqft:
 Ttl Sqft: **2,406**

DOM

108
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Attached,Insulated,Oversized,See Remarks,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,See Remarks**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`9" x 9`7"	Dining Room	Main	13`5" x 8`11"
Living Room	Main	15`6" x 14`6"	Office	Main	8`6" x 11`0"
Family Room	Basement	15`0" x 13`10"	Bonus Room	Second	15`2" x 15`0"
Hobby Room	Basement	10`6" x 10`0"	Bedroom - Primary	Second	14`8" x 13`5"
Bedroom	Second	11`0" x 10`5"	Bedroom	Second	13`0" x 11`0"
Bedroom	Basement	11`5" x 10`0"	Bedroom	Basement	10`10" x 10`8"
Laundry	Second	7`3" x 7`0"	Foyer	Main	8`7" x 8`6"

Mud Room
5pc Bathroom
2pc Bathroom

Main
Second
Main

7'9" x 6'3"

5pc Ensuite bath
4pc Bathroom

Second
Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

2210228

Remarks

Pub Rmks: **Just finished! Ready for immediate possession! NEW, Never Occupied custom built home by 2019, 2020 & 2021 BUILD Award Winner, Harder Homes, in the prestigious community of Coopers Crossing. This beautiful 2 storey spacious home has 3,313 Sq.Ft. of developed space, 5 bedrooms in total, triple garage (double tandem style fits 3 cars) & a lot more. Open concept main floor plan has an inviting huge foyer boasting a big living/family room with fireplace, custom kitchen, huge center island, S/S appliances, spacious nook/dining area & a computer/office room. The upper level offers a spacious primary bedroom retreat with deluxe 5pc en-suite, dual sink, tub, separate shower & 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 laundry room with lots of cabinets. Fully developed 907 Sq. Ft. basement has humongous recreational & media area room, 2 big size bedrooms & full 4pc bathroom. Property has features like: kitchen cabinets up to the ceiling, accent kitchen island, upgraded lighting fixtures, upgraded appliances, upgraded plumbing fixtures, custom built-in closets all throughout, 9' ceilings on the main floor & basement, 8' doors on the main floor, unique outside elevation, sloped roof lines & more. This great house 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:
Property Listed By: **N/A
Century 21 PowerRealty.ca**

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













