



THE
A-TEAM

**RE/MAX
FIRST**

207 COOPERSTOWN Lane, Airdrie T4B 2L2

MLS® #: **A2142220**

Area: **Coopers Crossing**

Listing Date: **07/09/24**

List Price: **\$799,900**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 03-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2012**

Lot Information

Lot Sz Ar: **4,216 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,585**
Low Sqft:
Ttl Sqft: **2,585**

DOM

69
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Level,Paved**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	15`6" x 10`1"
Laundry	Main	5`7" x 7`2"
Office	Main	11`10" x 11`6"
Bedroom - Primary	Upper	15`3" x 15`0"
Bedroom	Upper	10`2" x 11`1"
Exercise Room	Basement	16`2" x 14`6"
Furnace/Utility Room	Basement	10`11" x 20`6"

Room	Level	Dimensions
Kitchen	Main	15`6" x 14`11"
Living Room	Main	13`9" x 14`11"
Family Room	Upper	19`3" x 14`11"
Bedroom	Upper	10`2" x 11`1"
Bedroom	Basement	11`7" x 14`3"
Game Room	Basement	17`0" x 30`1"
2pc Bathroom	Main	5`4" x 5`4"

4pc Bathroom

Upper

4`11" x 9`10"

5pc Ensuite bath
Legal/Tax/Financial

Upper

13`8" x 18`10"

Title:
Fee Simple
Legal Desc:

1013390

Zoning:
R1

Remarks

Pub Rmks: **Welcome to OVER 3,500SF OF LIVING SPACE in the top community of Coopers Crossing! As you enter this home you'll step into the open-to-above entrance way, and the office space at the front of the house. Moving through the main level you'll come next to the wide open main space including CUSTOM BUILT-IN'S and fireplace in the living room. The kitchen features a GAS STOVE, QUARTZ COUNTERTOPS, and a huge amount of cabinet space, in addition to the large pantry. You'll find your DEDICATED LAUNDRY ROOM on this level as well. Moving upstairs you'll come to the master bedroom at the back of the house, with a MASSIVE 5-PIECE EN-SUIT featuring an oversized shower and a separate soaker tub. The Walk-In closet is also great size with built in shelving. Next you'll find the 2nd & 3rd Bedroom, both of which are great size, and across from them of course your main 4-piece bathroom. At the front of this upper level you'll come to the MASSIVE BONUS ROOM, big enough to be used however you need! Making your way downstairs you'll come to a great sized rec room, your 4th bedroom, and a PERFECT THEATRE ROOM (currently being used as a gym). Moving to the backyard next, out here you'll come to the 2-tiered deck that features a BUILT IN BBQ, shed, nice garden beds & grass space, and the paved back lane for ADDED PRIVACY. Book your showing today!**

Inclusions:
Property Listed By:

**BBQ, Storage Shed
Real Broker**

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









