



THE
A-TEAM

**RE/MAX
FIRST**

1177 COOPERS Drive, Airdrie T4B 0Z8

MLS®#: **A2144685** Area: **Coopers Crossing** Listing Date: **07/05/24** List Price: **\$899,900**
 Status: **Active** County: **Airdrie** Change: **-\$28k, 02-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **4,702 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,420**
 Low Sqft:
 Ttl Sqft: **2,420**

DOM

92
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Few Trees,Front Yard,Lawn,Garden,No Neighbours Behind,Landscaped**

Park Feat:

Double Garage Attached,Heated Garage,Oversized

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Den	Main	9`6" x 9`8"
Dining Room	Main	14`11" x 10`4"	Foyer	Main	10`3" x 7`9"
Kitchen	Main	12`6" x 12`10"	Living Room	Main	14`5" x 15`4"
Mud Room	Main	6`8" x 7`11"	4pc Bathroom	Upper	8`3" x 4`11"
5pc Ensuite bath	Upper	10`7" x 10`11"	Bedroom	Upper	12`0" x 11`2"
Bedroom	Upper	12`8" x 11`9"	Bonus Room	Upper	14`1" x 16`11"

Laundry
Walk-In Closet
Bedroom
Game Room

Upper
Upper
Basement
Basement

5`1" x 11`6"
7`3" x 11`7"
10`8" x 14`10"
15`9" x 17`7"

Bedroom - Primary
4pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

17`11" x 17`5"
8`9" x 5`9"
11`3" x 9`11"
9`3" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1013390

Remarks

Pub Rmks:

*** OPEN HOUSE Saturday Oct 5 & Sunday Oct 6 at 2-4pm * This contemporary and beautifully updated 5 Bedroom home offers 3,170 sq ft of elegant functionality, nestled in the award winning community of Coopers Crossing. Charming curb appeal welcomes you, inclusive of a front Double Oversized Heated 20'4 x 25'3 Garage, oversized Driveway, and awesome Front Porch. Inside you will instantly appreciate the abundance of sunshine, tall ceiling, updated lighting, and gorgeous newly refinished birch colored hardwood floors that flow throughout. The large Foyer overlooks an open-concept Den or front Office, and the Living Room hosts a modern gas fireplace, and huge windows to take-in the greenspace views. Prepare culinary masterpieces in this perfectly-equipped Kitchen, w/ SS appliances including double wall ovens, gas cooktop with pot filler, stunning two-toned cabinetry and large eat-up island, granite counters, an updated backsplash, AND walk-thru organized Pantry w/ built-in solid wood shelving and coffee niche. An adjacent Dining Room is spacious enough for a large table and perfect for entertaining, step outside to the huge deck for hosting BBQ's or relaxing in the Hot Tub! Completing this main-level is a Mudroom with bench seating & double closets for storage, and a 2-pc Powder Room across from another full-sized closet. Vaulted ceilings welcome you into the oversized Bonus Room upstairs. The private Primary Suite features white wood storage benches beneath the large window, and a 5-pc Ensuite w/ dual sinks, storage tower & expansive makeup counter, walk-in shower & private water closet. The oversized WALK-IN closet conveniently flows into the Laundry room w/ tiled floors, sink, and more great storage! The 2nd & 3rd Bedrooms are both impressively big, and easily share the well appointed 4-pc Bathroom. It just keeps getting better... Downstairs is a fully-finished walk-up Basement boasting a Rec Room w/ 9' ceilings, an electric fireplace, Wet Bar, Gym Space, 4th Bedroom w/ built-ins, a versatile Office, and a modern 4-pc Bathroom. Stepping outside to the wide cement stairs and walkway into your lush, fully-fenced Backyard. Full of stunning garden beds and mature trees, w/ a built-in Storage spot or Dog Run beneath the Deck, and you'll enjoy stepping through your private gate onto the picturesque Greenspace. This property also knocks it out of the park when it comes to location, backing the over 6kms of Coopers pathway systems, walking distance to all schools, the abundant amenities at Coopers Promenade, w/ easy access to Deerfoot & just 18 minutes to the Airport. This home is a 10/10 that must be viewed to fully appreciate, book your private showing today!**

Double Wall Ovens, Pot Filler Above Stove, Hot Tub, Built-In Dog Kennel, TV Brackets & Arms, Garage Heater.

Inclusions:
Property Listed By:

RE/MAX First

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













