



THE
A-TEAM

**RE/MAX
FIRST**

820 COOPERS Square, Airdrie T4B 0G6

MLS®#: **A2148463** Area: **Coopers Crossing** Listing Date: **07/10/24** List Price: **\$885,000**
 Status: **Active** County: **Airdrie** Change: **-\$15k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2012** Abv Sqft: **2,561**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,391 sqft** Ttl Sqft: **2,561**
 Lot Shape:

DOM

134
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Lawn,Landscaped,Level,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **High Efficiency** **Stone,Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Other** **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Oven-Built-In,Range Hood,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Storage,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`4" x 15`0"	Kitchen	Main	21`5" x 11`10"
Dining Room	Main	10`11" x 6`1"	Den	Main	10`8" x 10`7"
Bonus Room	Upper	15`9" x 8`11"	Family Room	Lower	27`8" x 8`11"
Laundry	Upper	12`8" x 5`11"	Bedroom - Primary	Upper	15`11" x 12`9"
Bedroom	Upper	15`5" x 9`8"	Bedroom	Upper	12`7" x 8`11"
Bedroom	Upper	12`8" x 11`4"	Bedroom	Lower	15`5" x 10`2"

2pc Bathroom
5pc Ensuite bath

Main
Upper

6pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Upper
Lower

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0712053

Remarks

Pub Rmks:

Introducing an exquisite residence in the prestigious community of Coopers Crossing, where luxury meets comfort in this expansive two-story home spanning 3739 SF with 4 + 1 Bedrooms & 3.5 Bathrooms. Meticulously updated throughout, this stunning property features Central A/C, Fresh Paint Throughout, New Carpeting, Modern Lighting & Ceiling Fans, and New Engineered Hardwood flooring in the primary suite. Upon entry, a grand foyer welcomes you with recessed lighting, illuminating polished hardwood plank floors that lead to a spacious den, offering a serene introduction to the heart of the home. An open-concept design unfolds, seamlessly integrating a breathtaking living space with an exquisite gourmet kitchen. The expansive granite slab island anchors the kitchen, complemented by built-in appliances including a substantial six-foot-wide combination fridge and freezer, showcasing the home's meticulous attention to detail. Granite countertops adorn the kitchen, extending elegantly along its entire length, while dual sinks cater to practical needs—one for cleanup and another as a prep and beverage bar. Ample cabinetry and a convenient walkthrough pantry ensure culinary essentials are always within reach, with an adjacent Butler's kitchen adding further convenience. The main floor also features a well-appointed half bath for guests' comfort. Ascend to the second floor to discover four tranquil bedrooms, each offering a haven of tranquility and style. A designated laundry room and a spacious linen closet provide practicality, complementing the luxurious 6-piece washroom featuring a triple vanity for ultimate comfort. A versatile bonus room offers flexibility for various family needs. The primary bedroom impresses with a walk-in closet boasting custom cabinetry, leading to an opulent 5-piece ensuite complete with a soaker tub and frameless glass shower, offering a luxurious retreat. Descend to the lower level to find a fifth bedroom ideal for personal sanctuary, accompanied by a wet bar promising entertainment options, a recreation room perfect for family gatherings, and a convenient 4-piece washroom. A utility room with ample storage completes this lower-level haven. Outside, indulge in a wealth of outdoor pleasures with three separate decks providing spaces for al fresco dining and relaxation. This meticulously crafted home invites you to embrace the art of living, ideally nestled in the heart of Coopers Crossing—a testament to both luxury and functionality.

Inclusions:
Property Listed By:

Hot Tub
2% Realty

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











