



THE
A-TEAM

**RE/MAX
FIRST**

186 COOPERSFIELD Way, Airdrie T4B 4K7

MLS®#: **A2151806** Area: **Coopers Crossing** Listing Date: **07/26/24** List Price: **\$888,888**
 Status: **Active** County: **Airdrie** Change: **-\$40k, 10-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **4,371 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,410**
 Low Sqft:
 Ttl Sqft: **2,410**

DOM

52
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Level,Street Lighting**
 Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	8`10" x 10`1"	Living Room	Main	15`6" x 17`7"
Kitchen	Main	14`7" x 12`0"	Pantry	Main	7`4" x 6`5"
Mud Room	Main	8`10" x 7`0"	Bedroom - Primary	Second	11`11" x 14`5"

Bedroom Second 10`9" x 9`4"
Laundry Second 5`3" x 7`8"
Bedroom Second 12`3" x 11`1"
Bedroom Lower 10`8" x 11`7"
4pc Bathroom Second
2pc Bathroom Main
Dining Room Main 10`4" x 12`0"
Great Room Lower 4`1" x 9`1"

Bedroom Second 10`4" x 9`3"
Bonus Room Second 12`6" x 15`6"
Family Room Lower 23`7" x 25`8"
5pc Ensuite bath Second
4pc Bathroom Basement
Entrance Main 5`4" x 14`10"
Walk-In Closet Second 5`4" x 12`2"
Furnace/Utility Room Lower 9`4" x 13`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1-U**
 Legal Desc: **1710165**

Remarks

Pub Rmks: **Impeccable construction, attention to detail, great curb appeal, and space to spare...this gorgeous FIVE BEDROOM/4 BATHROOM home boasts a touch under 3300 SqFt of developed and well-designed living space that's perfect for your growing family! The upscale styling is versatile enough to suit almost any taste. The open concept main level with 9-foot ceilings, has a den/office, gourmet kitchen with quartz countertops, full height cabinetry, large central island, UPGRADED stainless-steel appliances (that include, a countertop gas range, built-in microwave, wall oven, refrigerator with ice and water dispenser, and built-in dishwasher) and walk-through pantry. The large dining area is adjacent to the living room with gas fireplace. There is a well-sized mud room and 2-Pc powder room. Upstairs has 4 bedrooms and features a design that presents a "winged effect" where the 3 secondary bedrooms are on the opposite end of this level with a central bonus room to serve as a buffer, creating privacy between the primary bedroom and the other bedrooms. The primary bedroom has a spa-inspired ensuite with dual sinks with generous space between them, a deep soaker tub, oversized shower stall, and a large U-shaped walk-in closet. Another full bathroom and laundry room complete this level. The basement also has 9-foot ceilings, and is professionally developed with a MASSIVE family room, large wet-bar area, 5th bedroom with double closets, a full 4-Pc bathroom, and storage. Fully landscaped, completely fenced, CENTRAL A/C and all of the features of this home make it "THE COMPLETE PACKAGE" and is in mint move-in condition. You would be proud to call this home...YOUR HOME!**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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