



THE
A-TEAM

**RE/MAX
FIRST**

194 COOPERSFIELD Way, Airdrie T4B 4K7

MLS®#: **A2151888**

Area: **Coopers Crossing**

Listing Date: **08/01/24**

List Price: **\$875,000**

Status: **Active**

County: **Airdrie**

Change: **-\$25k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2017**

Lot Information

Lot Sz Ar: **4,371 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Few Trees**
Park Feat: **Double Garage Attached**

DOM

48
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`8" x 10`10"
Dining Room	Main	11`11" x 10`4"
Family Room	Upper	15`6" x 12`7"
Living Room	Basement	15`0" x 14`11"
Laundry	Upper	7`7" x 5`3"
Other	Basement	9`10" x 2`2"
Bedroom - Primary	Upper	14`5" x 13`8"

Room	Level	Dimensions
Pantry	Main	7`5" x 5`2"
Living Room	Main	15`2" x 15`1"
Game Room	Basement	18`4" x 10`10"
Office	Main	10`1" x 8`11"
Mud Room	Main	8`10" x 7`0"
Flex Space	Basement	13`1" x 4`10"
Bedroom	Upper	12`3" x 11`1"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Upper
Basement
Main
Basement

10`3" x 9`3"
12`5" x 11`5"

Bedroom
Walk-In Closet
4pc Bathroom
5pc Ensuite bath

Upper
Upper
Upper
Upper

10`9" x 9`4"
12`1" x 5`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1710165

Remarks

Pub Rmks:

This meticulously maintained home boasts 5 bedrooms, 3.5 bathrooms and an impressive 3,300+ square feet of beautifully designed living space, complete with air conditioning for ultimate comfort. Every detail has been tastefully selected to enhance the luxury feel with high quality construction and materials throughout. Upon stepping into this home, you will appreciate the large office and custom luxury vinyl plank floor and tile selections on the main floor and Wainscoting throughout. The dream kitchen has all the upgrades including oversized ceiling height cabinets, Quartz countertops, extra large island, wall ovens and built-in microwave, a 5-burner gas cooktop, full length custom herringbone backsplash and a large walk-through butlers pantry which leads you into a separate mud room. The open concept design allows for a natural flow while entertaining. The kitchen transitions into your spacious dining and living room which looks onto your large south facing deck and yard. The large living room features a custom fireplace feature wall. Upstairs, you will discover an expansive primary retreat with a spa-like 5-piece ensuite with an oversized walk-in closet featuring custom built-ins. There are also three large additional bedrooms, a 4-piece bathroom, and a spacious central family room - the perfect spot for family movie nights. The professionally developed basement is an added bonus, complete with a 5th bedroom, massive rec room with a wet bar and bar fridge, and full 4-piece bathroom. This home features over \$100,000 in upgrades and will be one of the best kept homes you see on the market!

Inclusions:
Property Listed By:

NA
Real Broker

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











