



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**310 COOPERSTOWN Common, Airdrie T4B 2L2**

MLS®#: **A2154811**      Area: **Coopers Crossing**      Listing Date: **08/22/24**      List Price: **\$729,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2013**      Abv Sqft: **2,015**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,039 sqft**      Ttl Sqft: **2,015**  
 Lot Shape:

DOM

**27**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 11`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`6" x 6`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 18`0"</b>	<b>Office</b>	<b>Main</b>	<b>9`6" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 5`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`11" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 11`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 10`5"</b>
<b>Family Room</b>	<b>Upper</b>	<b>12`5" x 12`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`9" x 15`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`8" x 5`4"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`1" x 4`11"</b>

**Bedroom  
Furnace/Utility Room**

**Basement  
Basement**

**12`0" x 13`0"  
11`7" x 11`6"**

**Game Room**

**Basement**

**23`10" x 20`2"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1310222**

Zoning:

**R1-L**

Remarks

Pub Rmks:

**Welcome home to one of Airdrie's most desired communities. With over 3000 sf of developed living space, this home features 4 bedrooms, 3.5 bathrooms, bonus room, and fully developed basement. Enter through the custom-designed front door, open-concept floor plan with soaring 9-foot ceilings, hardwood floors throughout the main level. Convenient main floor den with french door is ideal for a home office, study room, or hobby room. The kitchen boasts classic cabinetry with a chimney-style hood fan, a gas stove, built-in microwave, and a newer dishwasher & refrigerator. Beautiful backsplash tiles, granite countertops, center island with breakfast nook. The dining area comfortably accommodates a large table, and a mudroom leads to the backyard. The spacious living room features a gas fireplace and large east-facing windows overlooking the backyard, with additional windows on the south and north sides to flood the space with natural light. Step out onto the deck for morning coffee or BBQ dinner. The laundry room with newer washer & dryer (2022), cabinets, windows, and a half bath completes the main level. Heading upstairs you will find a generous bonus room for family nights, 2 spacious bedrooms, shared main bathroom, and the primary bedroom with vaulted ceiling, walk-in closet, and an ensuite bathroom with a glass shower, soaker tub, and double sink with granite countertop. The fully developed basement was recently completed with 9-foot ceilings, huge entertaining area, 4th bedroom, and 4pc full bathroom. Oversized detached double garage, front porch, paved back alley, and proximity to parks, pathways, playgrounds, schools, shopping centers, and major roads. Don't hesitate on this one or you will be sorry!**

Inclusions:

Property Listed By:

**Hood Fan**

**RE/MAX First**

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