



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1245 COOPERS Drive, Airdrie T4B 3T6**

MLS®#: **A2157351**

Area: **Coopers Crossing**

Listing Date: **08/15/24**

List Price: **\$1,139,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2013**

Finished Floor Area  
Abv Sqft: **2,656**  
Low Sqft:  
Ttl Sqft: **2,656**

DOM

**34**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,520 sqft**  
Lot Shape:

Parking

Ttl Park: **5**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Underground Sprinklers,Yard Lights**  
Park Feat: **Aggregate,Heated Garage,Oversized,Tandem,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit,Garden,Lighting,Storage**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room  
**Walk-In Closet**

Level  
**Upper**

Dimensions  
**7' 6" x 8' 8"**

Room  
**Laundry**

Level  
**Upper**

Dimensions  
**9' 6" x 5' 3"**

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>22`3" x 12`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`5" x 13`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`4" x 15`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 12`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 8`2"</b>
<b>Office</b>	<b>Upper</b>	<b>9`11" x 9`3"</b>	<b>Game Room</b>	<b>Basement</b>	<b>27`10" x 18`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>18`8" x 13`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>2pc Bathroom</b>	<b>Main</b>		<b>Mud Room</b>	<b>Main</b>	<b>8`2" x 7`4"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R1**  
 Legal Desc: **1312630**

Remarks

Pub Rmks: **Welcome to your extraordinary sanctuary in the heart of Coopers Crossing, Airdrie! This impeccably designed former McKee show home (The Carlingford T floorplan), offers 2656 sq ft up of modern living that seamlessly blends luxury, comfort & functionality +900 sq ft down. Step inside to the grandeur of the main floor, w/exquisite porcelain tile flooring that guides you through the expansive living spaces. The gourmet kitchen is a true culinary masterpiece, featuring quartz countertops, a walk-in pantry w/an under-mount sink & wine fridge. The kitchen includes a built-in oven & microwave, & a 5-burner gas cooktop. The spacious family room is the perfect gathering spot, w/a full-height stone wall fireplace framed by windows & doors on either side, leading effortlessly to the low maintenance outdoor oasis. Enjoy the entry off the garage w/built-in cabinets & benches for seamless storage solutions. Head up on the hardwood stairs to the vaulted bonus room w/a built-in wall unit & electric fireplace, providing a cozy space for relaxation. The primary suite is a tranquil haven, complete w/a vaulted ceiling, walnut feature wall & heated floors in the spa-like ensuite. Indulge in luxury w/dual sinks, a lavish soaker tub, a walk-in shower & an 8-foot storage unit for organization. The upper level features 2 more well-sized bedrooms, a flex room that could serve as a 4th bedroom/den, offering ample space for a growing family. Convenience meets style w/the adjacent laundry room equipped w/cabinets. The fully developed basement is an entertainer's dream, featuring a family room, rec space & a 7.1 audio system for immersive movie nights. Wired speakers throughout the home & on the back deck set the ambiance for any occasion. Step outside to your private oasis! Professionally built front & back composite decking with integrated lighting is ideal for unwinding under the stars. This home comes an array of exceptional features, including gemstone lights, an irrigation system with phone app control & a professionally built fence for utmost privacy. The in-floor heated triple car (tandem) garage is a car enthusiast's dream, featuring an epoxy floor, Proslat walls, Gladiator cabinets, massive storage shelving, a utility sink with hot & cold water, garage vacu flow & 12-foot high ceilings—perfect for a car lift. In-floor heating throughout the main floor & basement, air conditioning, a 1080P Lorex security camera system with an alarm system, custom blinds & an 8x10 shed with power. Don't miss this rare opportunity to own a home that effortlessly combines luxury, comfort & sophistication in one of Airdrie's most sought-after communities.**

Inclusions: **Shed, Cameras, Vacuum System in Garage**  
 Property Listed By: **MaxWell Capital Realty**

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