



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**434 COOPERS Drive, Airdrie T4B0C8**

MLS®#: **A2159638**

Area: **Morningside**

Listing Date: **08/21/24**

List Price: **\$649,999**

Status: **Active**

County: **Airdrie**

Change: **-\$50k, 23-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2007**

Finished Floor Area  
Abv Sqft: **2,004**  
Low Sqft:  
Ttl Sqft: **2,004**

DOM

**154**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,854 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Freezer,Gas Water Heater,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,Kitchen Island,Pantry,Stone Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`9" x 5`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 14`3"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`6" x 8`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 14`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 6`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`4" x 5`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 8`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 9`0"</b>
<b>Family Room</b>	<b>Upper</b>	<b>19`2" x 12`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0712774**

Zoning:  
**DC-13-A**

Remarks

Pub Rmks: **Welcome to 434 Coopers Drive SW, a meticulously upgraded residence in the esteemed community of Coopers Crossing. This move-in-ready gem boasts brand-new 7mm laminated flooring, sophisticated stone countertops, and a contemporary kitchen equipped with new appliances and a spacious pantry. The grand front entrance ushers you into a cozy living room, where a charming fireplace creates a warm and inviting atmosphere for family gatherings. The master suite is a true retreat, featuring a generous closet and a lavish 5-piece en-suite. Each additional bedroom is thoughtfully designed with its own closet, ensuring ample storage for the whole family. A versatile bonus room with a privacy door offers flexible usage as an extra bedroom, office, or playroom. The home is illuminated by energy-efficient Gino Solar windows, enhancing both comfort and natural light. The expansive basement holds exciting potential for future development, with room for two additional bedrooms and the possibility to add a separate entrance with a paved sidewalk in the future. Conveniently located just steps from Cooper's Crossing School (K-5), this home is also close to major roads such as Yankee Valley Boulevard and 8th Street SW, providing seamless access to shopping, dining, and recreational parks. With quick connections to Stoney Trail and Highway 2, commuting is both effortless and efficient. Priced to sell, this freshly painted and elegantly refined home offers exceptional value and a warm welcome in one of Calgary's most family-oriented neighborhoods.**

Inclusions:  
Property Listed By:

**NA**  
**URBAN-REALTY.ca**

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









