



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2621 COOPERS Circle, Airdrie T4B 3B8**

MLS®#: **A2160574**      Area: **Coopers Crossing**      Listing Date: **09/05/24**      List Price: **\$875,000**  
 Status: **Active**      County: **Airdrie**      Change: **-\$35k, 20-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **4,617 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,391**  
 Low Sqft:  
 Ttl Sqft: **2,391**

DOM

**77**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Treed**  
 Park Feat: **Aggregate,Alley Access,Double Garage Attached,Garage Door Opener,Heated Garage,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Gas Range,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**  
 Int Feat: **Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`4" x 15`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 16`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`7" x 11`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 12`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 7`0"</b>
<b>Mud Room</b>	<b>Second</b>	<b>7`6" x 10`11"</b>
<b>Office</b>	<b>Main</b>	<b>11`4" x 12`10"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>14`3" x 11`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 13`11"</b>

Laundry  
Walk-In Closet  
Bedroom  
Game Room  
Furnace/Utility Room

Second  
Second  
Basement  
Basement  
Basement

8`5" x 5`5"  
10`9" x 5`4"  
8`10" x 10`6"  
27`6" x 27`10"  
10`2" x 11`6"

Bedroom - Primary  
4pc Bathroom  
Den  
Storage

Second  
Basement  
Basement  
Basement

16`6" x 19`2"  
6`8" x 4`11"  
10`1" x 8`1"  
3`3" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **0511442**

Zoning:  
**R1**

Remarks

Pub Rmks: **NEW PRICE \$875,000.00! This executive custom-built Trillium home in Cooper's Crossing offers an unparalleled living experience, with over 3400 square feet of meticulously designed space. Cooper's Crossing itself sets a high standard with its architectural controls, extensive path system, parks, and playgrounds, creating a truly exceptional lifestyle. From the moment you step inside, you'll be greeted by a grand foyer and an open floor plan adorned with high-end finishings. Starting with the office area featuring a coffered ceiling and stunning Tiffany lights, adding a touch of timeless sophistication to each room. The home features beautiful cherry hardwood flooring and new carpeting throughout, along with custom moldings, 9 ft. ceilings, and limestone tile accents. Entertainment enthusiasts will appreciate the 5.1 surround sound system that spans all three levels. The gourmet kitchen is a chef's dream, complete with granite countertops, custom cabinets, dual ovens, a gas stove, and a spacious walk-through pantry. The adjacent eating area leads outside to an exposed aggregate patio, your own hot tub with low-maintenance turf grass providing the perfect setting for outdoor enjoyment. A private BBQ area just off the kitchen also adds convenience. The property boasts an oversized double attached garage and a single detached garage in the back, ideal for a workshop, car enthusiast or for additional storage. Both garages feature epoxy finished floors and storage systems. The living room is a showstopper, The centerpiece of this home is undoubtedly its jaw-dropping stone fireplace, stretching from floor to ceiling. This impressive feature commands attention and adds a touch of grandeur to the living space. The open ceiling design, and abundance of windows throughout, allow natural light to flood every corner of this home, creating a bright and airy ambiance that's both welcoming and refreshing. Hardwood floors and heated limestone tile extend throughout the upstairs, where you'll discover the laundry area, two oversized guest or kids' bedrooms, and a master suite that defines luxury. The master bedroom features a gas fireplace and ample space to create your own private sanctuary. The accompanying 5-piece spa style ensuite exudes style and luxury, while the master closet rivals those found in high-end homes. The finished basement adds even more living space, with a recreation room, fourth bedroom, den, and another full bathroom. With numerous upgrades including central air, gemstone lights, and a Rinnai continuous hot water system, this home offers unparalleled comfort and convenience. Located within walking distance to schools, shopping, restaurants, and coffee shops, this home truly encapsulates modern living at its finest. Don't miss your chance to experience it—schedule a viewing today!**

Inclusions: **Hot tub, Gem stone lights, TV wall-mount brackets**  
Property Listed By: **Real Broker**

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











