



THE
A-TEAM

**RE/MAX
FIRST**

100 COOPERS Common #155, Airdrie T4B 3C8

MLS® #: **A2162950** Area: **Coopers Crossing** Listing Date: **09/12/24** List Price: **\$489,900**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **2,796 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,159**
 Low Sqft:
 Ttl Sqft: **1,159**

DOM

7
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Jetted Tub,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"
Breakfast Nook	Main	9`8" x 12`6"
Foyer	Main	6`9" x 8`1"
Laundry	Main	6`1" x 7`1"
Bedroom - Primary	Main	11`7" x 21`3"
Bedroom	Lower	1`3" x 11`2"
Game Room	Lower	18`0" x 28`8"

Room	Level	Dimensions
3pc Ensuite bath	Main	7`10" x 7`8"
Dining Room	Main	8`6" x 11`2"
Kitchen	Main	13`2" x 15`5"
Living Room	Main	11`1" x 15`5"
4pc Bathroom	Lower	7`7" x 5`11"
Den	Lower	12`10" x 13`10"
Storage	Lower	17`11" x 6`6"

Furnace/Utility Room

Lower

7`7" x 13`4"

Legal/Tax/Financial

Condo Fee:
\$402

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0411671**

Remarks

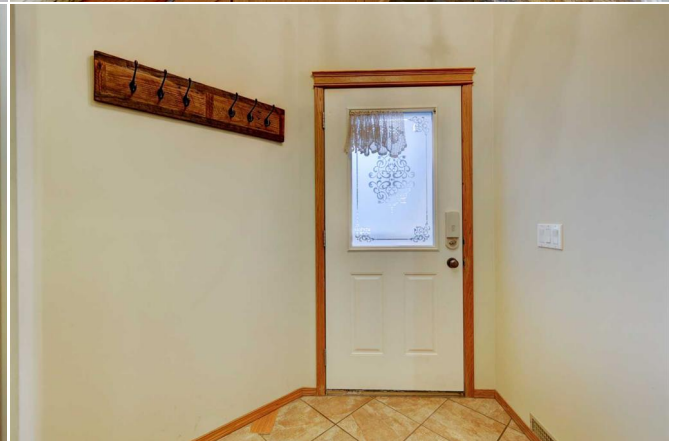
Pub Rmks: **Welcome to Coppers Crossing, Airdrie's premiere community. Properties in this well-maintained complex are a rare find. Upon entering this almost 2300 square foot bungalow, you'll be welcomed by hardwood floors and 9-foot ceilings throughout the main level. The spacious living room boasts a three-sided fireplace and large south-facing windows, ensuring ample natural light. The kitchen features upgraded stainless steel appliances, granite countertops, a generous island with a breakfast bar, and plenty of cabinetry. The master bedroom is generously sized and includes a four-piece ensuite bath. This level also includes a den/home office, a two-piece bath, and a laundry area. The fully developed basement offers a second large bedroom, an expansive games/entertainment room with an additional electric fireplace surrounded by brick (pool table included), a four-piece bath, and an additional home office that could serve as a third bedroom. Central AC will keep you cool during the summer and the double-attached garage is heated for added comfort. The backyard features a sizeable deck overlooking green space and a walking path just steps from Willow Pond. Conveniently located within walking distance of schools, shopping, dining, medical facilities, and banks, with easy access to Deerfoot Trail for your commute to Calgary or the airport, this home won't be available for long.**

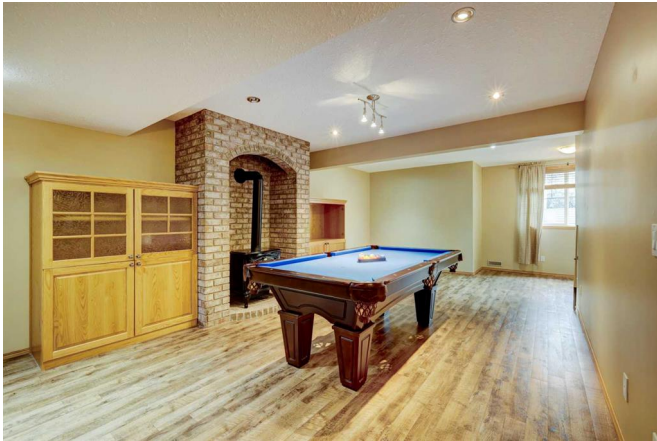
Inclusions:
Property Listed By: **Pool Table
CIR Realty**

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











155-100 Coopers Common SW, Airdrie, AB

Main Floor Exterior Area 1183.00 sq ft
Interior Area 1076.85 sq ft
Excluded Area 410.02 sq ft



PREPARED: 20240811



White regions are excluded from total floor area in GMLDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

155-100 Coopers Common SW, Airdrie, AB

Basement (Below Grade) Exterior Area 1261.11 sq ft
Interior Area 1310.75 sq ft



PREPARED: 20240811



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