

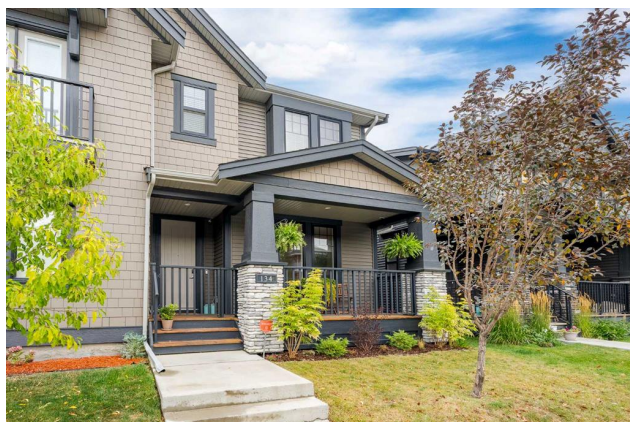


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**134 COOPERSWOOD Place, Airdrie T4B 3Y7**

MLS®#: **A2163077**      Area: **Coopers Crossing**      Listing Date: **09/12/24**      List Price: **\$599,900**  
 Status: **Pending**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Airdrie**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **2,664 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,712**  
 Low Sqft:  
 Ttl Sqft: **1,712**

DOM

**7**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 12`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`1" x 13`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 12`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`6" x 6`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 4`9"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`4" x 12`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`4" x 4`9"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`7" x 5`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 9`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 5`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>24`4" x 15`3"</b>
<b>Laundry</b>	<b>Basement</b>	<b>16`11" x 5`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`11" x 9`2"</b>

**3pc Bathroom**

**Basement**

**8`0" x 6`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1413489**

Zoning:  
**R2**

Remarks

Pub Rmks: **Welcome to the heart of Coopers Crossing, where this charming, 2-storey home, featuring 4 (3+1)spacious bedrooms, 3.5 baths, and a basement designed for relaxation and fun. The cozy front porch invites you in, leading to an open-concept main floor bathed in natural light with large windows, 9 ft ceilings, and new(2024) vinyl plank flooring flood the space with light. The living area, complete with a cozy gas fireplace, flows seamlessly into the kitchen featuring granite countertops, stainless steel appliances, a pantry, and a generous island perfect for casual meals or hosting friends. A convenient mudroom with a second laundry hook up add functionality for everyday living. Upstairs, the primary bedroom is your personal retreat, complete with vinyl plank flooring, a walk-in closet and spa-like 5-piece ensuite. Two additional bedrooms, one with its own walk-in closet, and fresh carpet(2022) add comfort to the second level. The professionally finished basement (2021) offers even more room to stretch out with a rec space, a 4th bedroom, another full bath, laundry and lots of storage.. Outside, the backyard is a low-maintenance oasis with pet-friendly turf, a dog run, and a brand-new deck that connects to your detached double garage. Nestled on a quiet street, you're minutes from Coopers Promenade for all your dining and shopping needs or just a short walk to parks, schools, and scenic paths. This home is move in ready and truly has it all!**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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

