

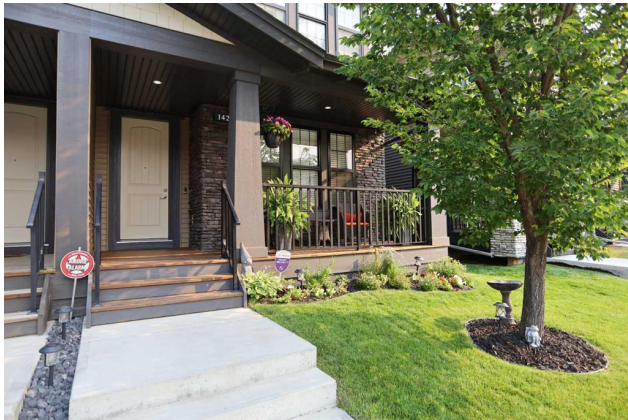


THE
A-TEAM

**RE/MAX
FIRST**

142 COOPERSWOOD Place, Airdrie T4B 3Y7

MLS®#: **A2163838** Area: **Coopers Crossing** Listing Date: **09/12/24** List Price: **\$624,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Airdrie** Abv Sqft: **1,697**
 Year Built: **2016** Low Sqft:
Lot Information Ttl Sqft: **1,697**
 Lot Sz Ar: **2,664 sqft**
 Lot Shape:

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Living Room	Main	15`11" x 14`7"
Dining Room	Main	17`5" x 9`1"	Kitchen	Main	15`0" x 12`5"
Laundry	Main	8`4" x 6`7"	Bedroom - Primary	Upper	13`5" x 12`4"
Bedroom	Upper	10`0" x 9`9"	Bedroom	Upper	12`2" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

1413489

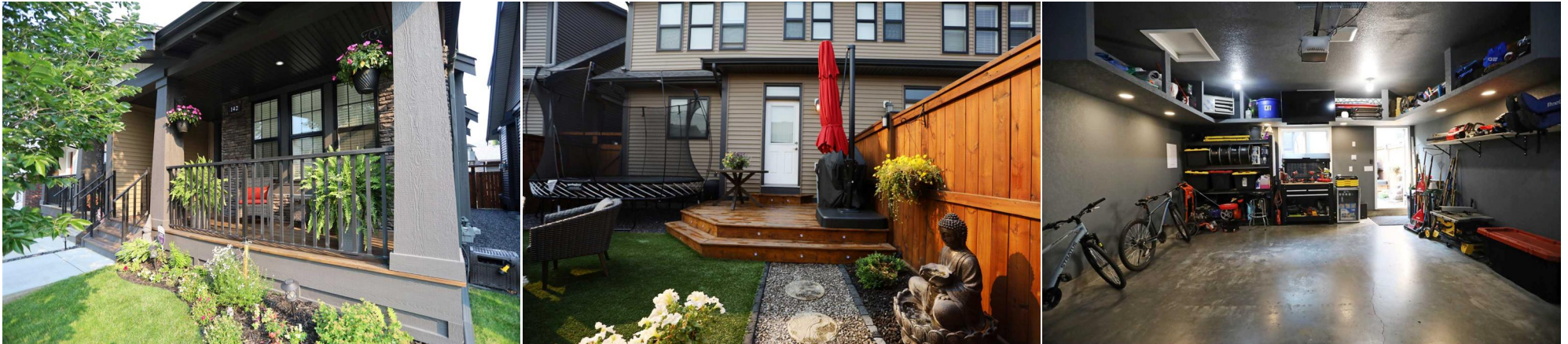
Remarks

Pub Rmks: **At home in the popular family community of Cooper's Crossing is this beautifully appointed semi-detached two storey tucked away on this quiet no-thru street within walking distance to Cooper's Town Promenade & neighbourhood parks. Original owners of this recently repainted (interior & exterior) 3 bedroom home, which enjoys upgraded laminate floors & granite counters, oversized/ heated 2 car garage, designer kitchen & amazing low-maintenance backyard with deck & raised garden beds. Simply wonderful open concept main floor with expansive 9ft ceilings & large windows, with a fantastic living room with toasty gas fireplace, great-sized dining room with built-in granite-topped desk & sleek kitchen with loads of cabinet space, large island & Frigidaire Gallery stainless steel appliances plus new (2024) Samsung dishwasher. Upstairs there are 3 lovely bedrooms & 2 full bathrooms; the master has a walk-in closet, views of the backyard & inviting ensuite with tile floors, deep soaker tub & separate shower. The partially finished lower level - with roughed-in bathroom plumbing, egress windows & electrical (with permits), is framed for another bedroom, bathroom & rec room. Convenient main floor laundry with SMART LG washer & dryer...new in 2023. Professionally customized heated garage is insulated (with R50 in the ceiling) ,wrap around mezzanine for storage, equipped with 220/240V plug & 100amp subpanel, custom knock down ceiling/walls (durable), pot lights and upgraded/insulated garage door. For your outdoor pleasure, you have the charming covered front porch & the beautifully landscaped & fenced low-maintenance backyard...complete with deck, stone walkways & raised stoned garden beds. Only a few short minutes from your front door is Cooper's Town Promenade...featuring an open-air stage & firepit, office space, restaurants & a wide variety of shopping (anchored by Shopper's Drug Mart & Save-On-Foods). Prime location within easy reach of neighbourhood schools & the community's extensive park system, quick access to the Sierra Springs Shopping Centre & QE2 to Cross Iron Mills & Calgary.**

Inclusions: **mounted shelves in master bedroom & above tub in master ensuite, garage heater**

Property Listed By: **Royal LePage Benchmark**

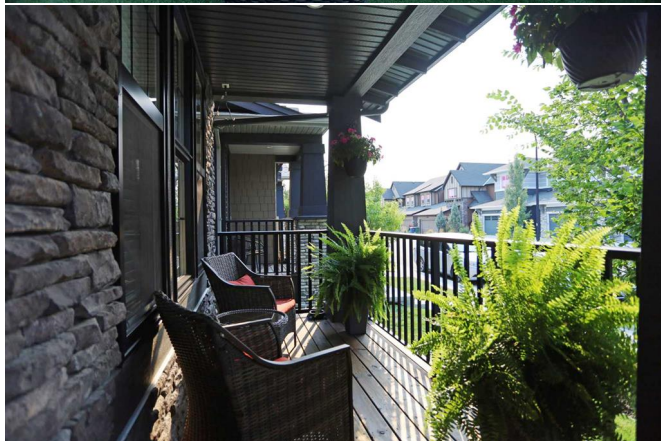
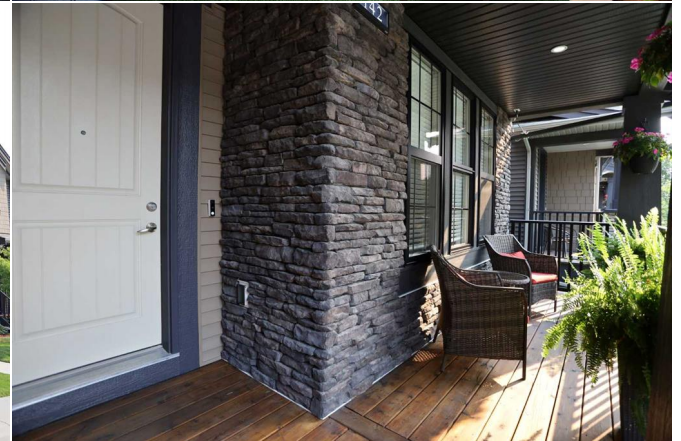
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











142 Cooperswood Pl SW, Airdrie, AB

Main Building: Total Exterior Area Above Grade: 1697.72 sq ft



Main Floor
Exterior Area 872.11 sq ft

2nd Floor
Exterior Area 826.59 sq ft

Basement (Below Grade)
Exterior Area 828.85 sq ft

0 0 100
ft

PREPARED: 2024/05/11

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

