130 COOPERS Bay, Airdrie T4B3K2

MLS®#:	**A2163939**	Area:	**Coopers Crossing**	Listing Date:	**09/08/24**
Status:	**Active**	County:	**Airdrie**	Change:	**None**

List Price: **$718,800**

Association: **Fort McMurray**

General Information				DOM
Prop Type:	**Residential**			**11**
Sub Type:	**Detached**			Layout
City/Town:	**Airdrie**	Finished Floor Area		Beds: **4 (3 1)**
Year Built:	**2005**	Abv Sqft:	**2,172**	Baths: **3.5 (3 1)**
Lot Information		Low Sqft:		Style: **2 Storey**
Lot Sz Ar:	**6,802 sqft**	Ttl Sqft:	**2,172**	
Lot Shape:				Parking
				Ttl Park: **4**
Access:				Garage Sz: **2**

Lot Feat: **Cul-De-Sac,No Neighbours Behind,Landscaped,Many Trees,Underground Sprinklers,Pie Shaped Lot**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air**		**Vinyl Siding,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Other**		**Carpet,Ceramic Tile,Hardwood**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Ceiling Fan(s),High Ceilings,Open Floorplan,Vinyl Windows,Wet Bar,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	**Main**	**17`0" x 12`10"**	**Kitchen**	**Main**	**13`5" x 12`3"**
Dining Room	**Main**	**10`0" x 9`8"**	**Office**	**Main**	**11`2" x 11`2"**
Mud Room	**Main**	**10`4" x 7`6"**	**Foyer**	**Main**	**13`3" x 5`0"**
2pc Bathroom	**Main**	**4`8" x 4`7"**	**Living Room**	**Second**	**13`11" x 12`11"**
Bedroom - Primary	**Second**	**15`9" x 13`7"**	**5pc Ensuite bath**	**Second**	**12`11" x 12`6"**
Bedroom	**Second**	**11`2" x 10`2"**	**Bedroom**	**Second**	**10`8" x 9`11"**
4pc Bathroom	**Second**	**8`4" x 4`10"**	**Family Room**	**Lower**	**25`10" x 10`3"**

| Hobby Room | Lower | 12`3" x 6`7" | Bedroom | Lower | 10`6" x 10`4" |
| 4pc Bathroom | Lower | 7`2" x 4`11" | | | |

Legal/Tax/Financial

Title: **Fee Simple**		Zoning: **R1**	
Legal Desc:	**0511442**		

Remarks

Pub Rmks: **Welcome to this stunning, original owner-family home, perfectly nestled in one of SW Airdrie's most coveted neighborhoods—Coopers Crossing. Positioned on a sprawling 6,800 sqft PIE SHAPED LOT at the end of a tranquil cul-de-sac, this property has mature landscaping, UNDERGROUND SPRINKLERS, a stone patio, and a vinyl deck, making it the ultimate space for entertaining and relaxation. Step inside to discover a spacious and inviting interior with 4 bedrooms and 3.5 bathrooms. The main floor features a HOME OFFICE, perfect for remote work, and a TWO-STORY GREAT ROOM is highlighted by a striking fireplace feature wall and large windows that flood the space with natural light. The open-concept kitchen features a large island, a walk-through pantry, and a smart layout ideally designed for both cooking and entertaining. Upstairs, the primary suite serves as a serene retreat with its VAULTED CEILINGS, ample space, and an ensuite complete with a soaker tub, walk-in shower, DUAL VANITIES, and a generous walk-in closet. The upper floor also includes a cozy living room, perfect for unwinding at the end of the day. Two generous bedrooms and a full bathroom complete the upper floor. The fully DEVELOPED BASEMENT extends your living space with a 4th bedroom, a full bathroom, a WET BAR, a hobby or craft room, and a large rec room—ideal for movie nights or game days. Additional features of this home include AIR CONDITIONING and BUILT-IN SPEAKERS throughout. The whole home was just FRESHLY PAINTED and is move-in ready! Located in the highly desirable Coopers Crossing, this home is just moments away from shopping, paved pathways, schools, and playgrounds, making it the perfect place for your family to thrive. Don't miss your chance to own this exceptional property.**

Inclusions: **fridge in basement, bracket for TV in primary bedroom, shed, speakers and system for surround sound**

Property Listed By: **Yates Real Estate Ltd**

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