



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**139 COOPERSFIELD Way, Airdrie T4B 3Y5**

MLS® #: **A2163940**      Area: **Coopers Crossing**      Listing Date: **09/08/24**      List Price: **\$849,900**  
 Status: **Pending**      County: **Airdrie**      Change: **+\$35k, 01-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **5,704 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,350**  
 Low Sqft:  
 Ttl Sqft: **2,350**

DOM

**73**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Corner Lot,Gazebo,Lawn,Landscaped,Underground Sprinklers**  
 Park Feat: **Driveway,Garage Faces Front,Insulated,On Street,Oversized,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,High Efficiency,Fireplace(s),Forced Air,Humidity Control,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Private Yard,Storage**

Construction: **Manufactured Floor Joist,Post & Beam,Silent Floor Joists,Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>6`8" x 6`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`10" x 14`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 7`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 11`11"</b>	<b>Pantry</b>	<b>Main</b>	<b>14`0" x 4`11"</b>
<b>Other</b>	<b>Main</b>	<b>14`0" x 23`3"</b>	<b>Mud Room</b>	<b>Main</b>	<b>4`7" x 13`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`8" x 4`4"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`11" x 4`11"</b>

<b>Media Room</b>	<b>Second</b>	<b>12`11" x 16`8"</b>	<b>Laundry</b>	<b>Second</b>	<b>5`4" x 6`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`9" x 17`7"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>14`8" x 9`5"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`4" x 7`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>19`5" x 29`10"</b>
<b>Family Room</b>	<b>Basement</b>	<b>13`10" x 17`11"</b>	<b>Storage</b>	<b>Basement</b>	<b>4`9" x 13`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 10`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 11`2"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1510971**

Zoning: **R1-U**

Remarks

Pub Rmks: **Don't miss out on this home!!! This corner lot gem of a property has everything you need!! Triple tandem garage, corner lot with parking for 6, sharp lines and upgraded elevation that gives this home beautiful curb appeal. Coopers Crossing in Airdrie is one of the most sought-after communities in the city! Take a walk through the abundance of lush green parks and pathways, scenic ponds and new playgrounds. Discovery Park is 100m from this property as well. Built by McKee Homes in 2015, this home has top quality building materials and finishes and has been meticulously maintained and well cared for. There are plenty of upgrades including 10' main floor ceilings, real hardwood floors throughout most of the home and both sets of stairs, granite counters, and a beautiful open to below feature with additional windows, and spindle / wrought iron railing. Outside you have full maintenance free composite decking on the wrap around front porch and rear deck with gas line to BBQ. Enjoy the low maintenance exposed aggregate concrete patio with metal gazebo for added comfort and privacy. The back yard also has the opportunity for RV/ trailer parking right in your back yard and included is the yard shed. A trailer gate would just need to be installed. This property also comes with underground irrigation! The TRIPLE TANDEM GARAGE is fully finished, insulated, drywalled, painted, and has room for up to 3 vehicles or your own man cave/ future shop. The huge mudroom with built in bench and a closet is perfect for the family's coats and footwear. The Upper floor laundry room, conveniently located just off the primary suite and the primary ensuite comes with jetted tub, cabinet tower, and a large walk-in closet. Being a corner unit there are more than enough large windows to let in an abundance of natural light. The upper floor bonus room and 2 spacious additional bedrooms with a full bathroom complete the upper floor. The basement has a developed family room, or kids play area, and a rough-in for your future bathroom. This home and lot does not come around often! Call your favorite realtor today and come and see this gorgeous home today!**

Inclusions: **NA**  
 Property Listed By: **eXp Realty**

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











