



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2733 COOPERS Circle, Airdrie T4B 3B7**

MLS® #: **A2164352**      Area: **Coopers Crossing**      Listing Date: **09/13/24**      List Price: **\$724,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2003**      Abv Sqft: **1,800**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,833 sqft**      Ttl Sqft: **1,800**  
 Lot Shape:

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane, Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Kitchen Appl: **Refrigerator, Stove(s), Washer/Dryer**  
 Int Feat: **Central Vacuum, Jetted Tub, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>9`0" x 3`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 7`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 13`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`4" x 5`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`1" x 15`6"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 7`5"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`7" x 11`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 12`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 13`5"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>16`1" x 13`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`0" x 13`1"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`8" x 9`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>28`0" x 21`6"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`5" x 13`6"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0312352**

Remarks

Pub Rmks: **Welcome to this fully finished 3 Bedrooms, 3.5 Bathrooms, 2600+ sqft total living space home with RV PARKING in the award winning community of Coopers Crossing. This home features a furnace, central air conditioning, HRV System, phantom screens & has beautiful hardwood floors throughout the main level. In the kitchen there are features such as granite counters, stainless steel appliances, raised eating bar & corner pantry. The main level laundry with new machines is off the garage which is over-sized and heated. Upstairs you will find a large bonus room with vaulted ceilings, master bedroom with a walk-in-closet & lovely en-suite w/ separate shower & tub. 2 spacious bedrooms & 4 pc bathroom finish off the upper level. The basement is developed & has a spacious family room, 4 pc bathroom & plenty of storage space. The backyard is massive and has room for a 30 plus ft RV with access to the backlane, and there is still room for a trampoline! The deck also features gas line for family BBQs! Being close to amenities and all levels of schools, walking paths and parks this home won't last long! Call your favorite realtor to see this stunning home today!**

Inclusions: **N/A**  
Property Listed By: **Diamond Realty & Associates LTD.**

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

















